WARRANTY DEED

This Instrument Prepared by:
Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 6456 PAGE 784

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP—PARCEL NUMBERS
Patrick J. Stella	AMSOUTH Mortgage Company, Inc	Map - 96-16
(NAME)	(NAME)	
317 Rembrandt Dr.	P. O. Box 847	Parcel - 209
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Birmingham, AL 35201	3DZ - 59366
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ARCHIE THURMAN, a single person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICK J. STELLA and wife, SHEILA R. STELLA, as tenants by the entireties,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 38 on the Plan of Twin Lawn Subdivision of record in Book 2331, Page 9, said Register's Office, to which plan reference is here made for a more complete description.

Being the same property conveyed to Archie Thurman by deed of record in Book 6168, Page 664, Register's Office of Davidson County, Tennessee.

As part of the consideration hereof Grantees hereby agree to assume the indebtedness owing to McNeill Mortgage and Investment Co., Inc. as evidenced by instrument of record in Book 5433, Page 114, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
(1). Setback lines, owner's certificate, easements and other encumbrances contained in the Plan of Twin Lawn Subdivision of record in Plat Book 2331, Page 9, Register's Office of Davidson County, Tennessee.
(2). Restrictive covenants for Twin Lawn Subdivision of record in Book 2333, Page 511, Register's Office of Davidson County, Tennessee.

RUSH

I-7.2.3.6.1

IDENTIF. REFERENCE

DEC 28 10 01 AM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

12/26 138.84- CHECK

unimproved ( )
This is improved (X) property, known as 2904 Dunmore Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

POSSESSION TO BE GIVEN date of Deed

EXECUTED ON THIS THE 21st DAY OF December, 19 84.

Archie Thurman
ARCHIE THURMAN

3148

STATE OF TENNESSEE, WILSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ARCHIE THURMAN,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Mt. Juliet, Tennessee, this 21st day of December, 19 84.

Commission Expires: 6-12-85

Marilyn Sutherland
Notary Public

STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of _____, the within name bargainor, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

WITNESS my hand and seal, at office at in _____, Tennessee, this _____ day of _____, 19_____.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
ARCHIE THURMAN

TO
PATRICK J. STELLA
and wife,
SHEILA R. STELLA

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $50,857.50, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 21 day of December, 19 84.

My Commission Expires: 6-12-85

Marilyn Sutherland
Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMEPCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

50857.50- CAMT.
132.34 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 138.84-
8148A12/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.7.2.3.6.1.

T.
IDENTIF. REFERENCE

DEC 28 10 01 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 95899