3691

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 6504 PAGE 963

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BETSY R. EDDINS (NAME)	TENNESSEE HOUSING DEVELOPMENT (NAME)	Map 107-5-A
143 Five Oaks Drive (STREET ADDRESS OR ROUTE NUMBER)	C/O Commerce Union Bank (STREET ADDRESS)	Parcel 143
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	One Commerce Place Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	FB# 2DA-65024

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, JEFFREY PAUL STEVENSON and wife, RUBY LEE STEVENSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BETSY R. EDDINS

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

Land in Davidson County, Tennessee, being Unit No. 143 on the Plan of Five Oaks a Planned Unit Development as of record in Plat Book 5200, page 355, amended in Book 5784, page 521, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey Paul Stevenson and wife, Ruby Lee Stevenson by deed from Jack Driver & Son, Inc. of record in Book 5795, page 268, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantee; (2) Declaration of Covenants, conditions and restrictions of record in Book 5781, page 563, amended in Book 5784, page 563; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 355, amended in Book 5784, page 521, said Regsiter's Office.

Said Jeffrey Paul Stevenson being one and the same as Jeffrey P. Stevenson.

FILED MAR 6 2 00 PM 1985
DAVIDSON COUNTY, TN
REGISTER

IDENTIF. REFERENCE

I.8.7.2.8.2.

This is improved (XX) unimproved ( ) property, known as 143 Five Oaks Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 4th day of March, 1985

Jeffrey P. Stevenson
JEFFREY PAUL STEVENSON

Ruby Lee Stevenson
RUBY LEE STEVENSON

03/5 CCA
6302

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFFREY PAUL STEVENSON and wife, RUBY LEE STEVENSON

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 4th day of March, 1985.

My commission expires 4-19-87 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named 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 the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,500.00

Betsy R. Eddins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 1985.

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JEFFREY PAUL STEVENSON and wife, RUBY LEE STEVENSON

TO BETSY R. EDDINS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926
File Box 38

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 COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

45500.00- CAMT.
118.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 124.80-
6302A03/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 7 2 8 2

IDENTIF. REFERENCE

MAR 6 2 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 113557