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FILE IN Box #4

FORM NO. WD-1

#86-4-3

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Charles D. Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 1986.

Notary Public.

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Stephens (NAME)	National Mortgage Company (NAME)	Map 94-3
215 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Parcel 25
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	15DA-39300

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, WE, Joe C. Banks and wife, Mattie Sue Banks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles D. Stephens and wife, Martha R. Stephens

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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Fortland Park, Section 1, as of record in Book 2663, Page 61, Register's Office for said County.

Said Lot No. 20 fronts 123.3 feet on the easterly side of Riverside Drive and extends back 200 feet on the southerly line and 130 feet on the northerly line to a dead line in the rear measuring 98.8 feet thereon.

Being the same property conveyed to Joe C. Banks and wife, Mattie Sue Banks by deed from Carl Milton Brown, unmarried, of record in Book 6631, Page 563, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2753, Page 612, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

89370

IDENTIFICATION REFERENCE

APR 7 1 30 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 215 Riverside Drive, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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.

Witness their hands this 31st day of March, 1986

Joe C. Banks

Mattie Sue Banks

531

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jonathan J. Foley, Jr., a Notary Public in and for said County and State, the within named Joe C. Banks and wife, Mattie Sue Banks

the bargainors, 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 Nashville, Tennessee, this 31st day of March, 19 86.

Notary Public

Commission Expires February 19, 1988

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Joe C. Banks and wife, Mattie Sue Banks

TO

Charles D. Stephens and wife, Martha R. Stephens

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

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

59000.00- CONT.
153.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 159.90-
053 #A04/07/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89370

IDENTIFICATION REFERENCE

APR 7 1 39 PM '06

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 234680