File #4985 FILE BOX 38

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

BOOK 6947 PAGE 637

MORTGAGEE AND

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JON R. THOMAS (NAME) | FIRST FEDERAL SAVINGS BANK (NAME) | Map 143-2-B |
| 718 Harpeth Trace Drive (STREET ADDRESS OR ROUTE NUMBER) | 101 West Lincoln Street (STREET ADDRESS) | Parcel 10 |
| Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP) | Tullahoma, Tennessee 37388 (CITY) (STATE) (ZIP) | F.B. #9D-273013 |

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, STEPHEN D. ALVEY, unmarried

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

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 Lot No. 10 on the Plan of Treetops at Harpeth Trace, as of record in Plat Book 6250, page 455, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen D. Alvey by deed from The Zeitlin Group, a Joint Venture composed of Martin Construction Company & Jeffrey Construction Company of record in Book 6716, page 547, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantee; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 6287, page 417; (3) Easements of record in Book 4889, page 192, Book 5360, page 320, Book 5364, page 882, Book 5142, page 694; (4) By-Laws in Book 6287, page 460, amended in Book 6446, page 241; (5) Dedication of common area in Book 6465, page 410; (6) Public utility and drainage easements and other matters appearing on the Plan of record in Plat Book 5200, page 775, said Register's Office.; and (7) All matters appearing on the plan of record in Plat Book 6250, page 455 said Register's Office.

AUG 13 8 19 AM '86
FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

30934

unimproved ( )
This is improved(XX) property, known as 718 Harpeth Trace Drive, Nashville, Tennessee 37221

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 5th day of August, 1986

Stephen D. Alvey by Velvet VanHoose

STEPHEN D. ALVEY

By Velvet VanHoose, attorney-in-fact, by Power Of Attorney recorded simultaneously herewith

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN D. ALVEY, unmarried the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of August, 19 86.

My commission expires _____ 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 DAVIDSON

On this 5th day of August, 1986, before me personally appeared VELVET VANHOOSE, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of STEPHEN D. ALVEY, and acknowledged that she executed same as the free act and deed of the said STEPHEN D. ALVEY.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of August, 1986.

_____
Notary Public

My commission expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,900.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 19 86

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

_____
Notary Public

WARRANTY DEED

FROM STEPHEN D. ALVEY, unmarried

TO JON R. THOMAS, unmarried

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

PREPARED BY:

# 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 |
|---|---|---|---|---|
| | | | | |

7900.00 B- CONT.
330.00 B- CONTAX
.50 PRFE
6.00 MTG D
CHECK 336.62-
08/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3094

IDENTIFICATION REFERENCE

Aug 13 8 20 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 282373