PLAT BOOK 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 1986

Notary Public

MY COMMISSION EXPIRES: 9/19/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry D. Stephens	Owner	MAP 161
(NAME)	(NAME)	
5734 Hickory Plaza Drive		PARCEL 153
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN		06DU59975
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Calvin Tate and wife, Teresa L. Tate and Mike Malone and wife, Sherry Malone

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry D. Stephens and wife, Sara G. 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:

BEING Lot No. 14 on the Plan of the Resubdivision of Lots Nos. 13 and 14, Section Two, Hickory Plaza, of record in Plat Book 6200, page 279, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Calvin Tate and Mike Malone by deed from Cousins Properties of Tennessee, Inc., of record in Book 6831, page 706, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4747, Page 624, Book 4818, page 748, Book 4747, page 628 and Book 4828, page 247, Register's Office for said County..

This conveyance is subject to a Reciprocal Easement of record in Book 5406, page 784, said Register's Office.

This conveyance is subject to an Ingress and Egress Easement of record in Book 4827, page 892, said Register's Office.

This conveyance is subject to a Utility Easement of record in Book 4854, page 240, Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 5734 Hickory Plaza Drive, Nashville, TN
(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 heir 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 covey 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 our hand s this 10th day of December, 1986

Teresa L. Tate by Calvin Tate attorney-in-fact

Calvin Tate

Sherry Malone

Mike Malone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7070 PAGE 321

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Calvin Tate, Mike Malone and Sherry Malone

(or proved to me on the basis of satisfactory evidence) the bargainor _____, with whom I am personally acquainted/and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ Tennessee, this 10th day of December 19 86

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

7 3 2 3 8

IDENTIFICATION REFERENCE

DEC 16 9 27 AM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Calvin Tate
Teresa L. Tate
Mike Malone
Sherry Malone

TO

Jerry D. Stephens
Sara G. Stephens

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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 Calvin Tate, 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 on behalf of Teresa L. Tate, as her Attorney in Fact, as the free act and deed of the within named Teresa L. Tate.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 1986.

My Commission Expires: 9/9/89

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

3158[illegible] 3- CAMT.
8[illegible].00 CSTAX
.50 [illegible]
6.00 MOR[illegible]
CHE[illegible] [illegible].50-
7423A[illegible]/16/86 3AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73238

IDENTIFICATION REFERENCE

DEC 16 9 27 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 23197