Mail



THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

NAME/ADDRESS OF NEW OWNER(S):

LEONARD A. STEPHENS
1224 SHAWNEE DRIVE
MADISON, TENNESSEE 37115

MORTGAGEE(S):

FIRST INVESTMENT COMPANY
4300 E. BROAD STREET
P.O. BOX 749
COLUMBUS, OHIO 43216-0749

SEND TAX BILLS TO:

FIRST INVESTMENT COMPANY
4300 E. BROAD STREET
P.O. BOX 749
COLUMBUS, OHIO 43216-0749

MAP AND PARCEL NOS.:

MAP 52-8
PARCEL 54
11D-90255

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 83,638.91, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leonard A. Stephens
AFFIANT

Subscribed and sworn to before me this the 3rd day of November, 1987.

Deana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-12-89

7 9 6 9 7:
IDENTIFICATION REFERENCE
Nov 4 10 06 AM '87
DAVIDSON COUNTY, TN

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged including the Grantee(s) assuming a certain unpaid indebtedness of record in Book 6821, page 94, Register's Office for Davidson County, Tennessee, which Grantee(s) promises pay and hold Grantor(s) harmless from same, KENNETH SCOTT STOCKFORD ET UX, CONNIE SUE STOCKFORD, hereinafter referred to as "GRANTOR(S)", have this day bargained and sold , and by these presents do hereby transfer and convey unto the said LEONARD A. STEPHENS hereinafter referred to as "GRANTEE(S)" his heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 1224 Shawnee Drive, Madison, Tennessee 37115.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) his heirs and assigns forever, and we covenant with the Grantee(s), his heirs and assigns, that we are lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the "Property" to Grantee(s), his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 3rd day of ~~October~~ NOVEMBER, 1987.

Kenneth S. Stockford
KENNETH SCOTT STOCKFORD

Connie Sue Stockford
CONNIE SUE STOCKFORD

Leonard A. Stephens
LEONARD A. STEPHENS

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public, KENNETH SCOTT STOCKFORD with whom I am personally acquainted, (or proved to me on the basis of saitsfactory evidence) and who acknowlegded that he executed the within instrument for the purposes therein contained.

WITNESS my hand this 3rd day of ~~October~~ November, 19 87.

Deana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public, CONNIE SUE STOCKFORD with whom I am personally acquainted, (or proved to me on the basis of saitsfactory evidence) and who acknowlegded that she executed the within instrument for the purposes therein contained.

WITNESS my hand this 3rd day of ~~October~~ NOVEMBER, 19 87.

Deana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public, LEONARD A. STEPHENS with whom I am personally acquainted, (or proved to me on the basis of saitsfactory evidence) and who acknowlegded that he executed the within instrument for the purposes therein contained.

WITNESS my hand this 3rd day of November, 19 87.

Deana L. Montgomery
NOTARY PUBLIC

" EXHIBIT A "

Being Lot No. 29 on the Plan of Sequoia Valley, Section I, of record in Plat Book 3700, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Kenneth Scott Stockford et ux, Connie Sue Stockford by deed from Morgan Brewer et ux, Joyce E. Brewer of record in Book 6821, page 91, said Register's Office.

" EXHIBIT B "

This conveyance is subject to the following:

1. Real Property Taxes.
2. The Plat of record in Book 3700, page 81, said Register's Office.
3. Ucc-1 Financing Statements filed of record in Book 7264, page 108 and Book 7264, page 109, said Register's Office, payable to the Electric and Power Board to the Metropolitan Government.

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7395 PAGE 304

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

83638.91- CAMT.
234.00 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 243.50-
9326A11/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.6 8.7.

IDENTIFICATION REFERENCE

NOV 4 10 05 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32611