BOOK 7557 PAGE 234

THIS INSTRUMENT PREPARED BY:
Paul T. Housch, Attorney at Law
211 Third Avenue North
Nashville, Tennessee 37219
00257451

Box 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ralph Stephens (NAME)	SAME (NAME)	MAP 84-12
2605 Lincoya Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 92
Nashville, Tennessee37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- Dollars,

Cash in hand paid by Ralph Stephens and wife, Deborah A. Stephens and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Evelyn Herndon, an unmarried person

have this day bargained and sold, and do hereby transfer and convey unto the said Ralph Stephens and wife, Deborah A. Stephens the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the plan of Lincoya Hills as of record in Book 1835, page 91, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Evelyn Herndon, by deed from Arthur J. Figurski and wife, Patricia Louise Figurski, of record in Book 5690, page 352, Register's Office for Davidson County, Tennessee.

2453 05/31 0101 03CHECK 255.42

35042

IDENTIFICATION REFERENCE

MAY 31 11 57 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

P. HOUSCH NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 88,250.00

Subscribed and sworn to before me this the 24th day of May 19 88

My commission expires: 1-21-90 (Affix Seal)

Affiant Ralph Stephens

Notary Public Kay B. Housch

unimproved ( )
This is improved ( ) property, known as 2605 Lincoya Drive, Nashville, Tennessee 37214
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 24th day of May, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Evelyn Herndon
Evelyn Herndon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Evelyn Herndon, an unmarried person, *the within named bargainor*, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 24th *day of* May, *19* 88.

Kay L. Hirsch *Notary Public*

Commission expires 1-21-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *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* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

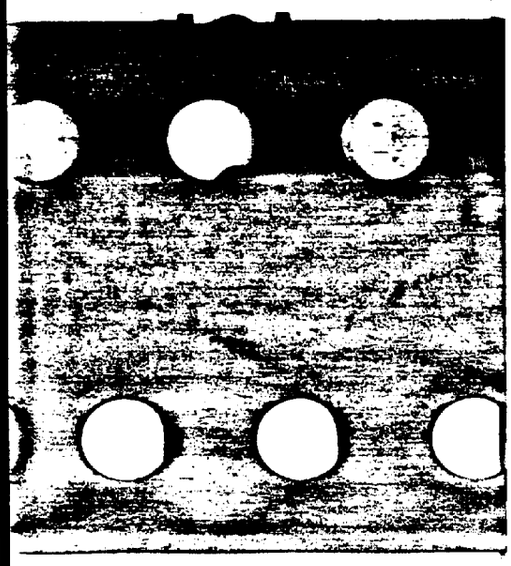
Commission expires _____

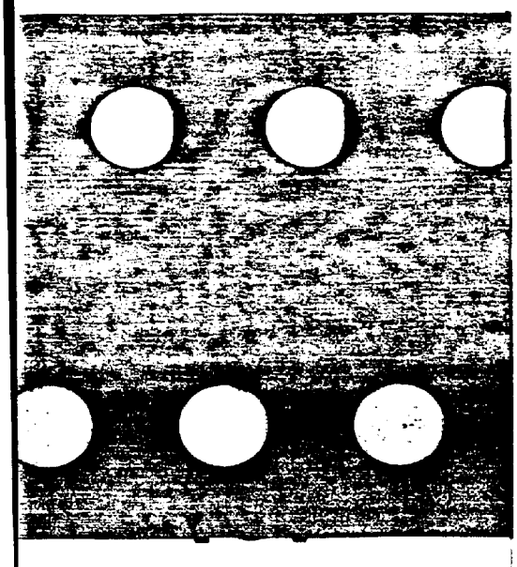
WARRANTY DEED

FROM
Evelyn Herndon

TO
Ralph Stephens et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





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 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

CAMT 88950.00
CON TX 248.92
PRFEE 0.50
WDEED 6.00
TOTAL 255.42
CHECK 255.42

05/31/88 01 11:58 0001 2453

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35042

IDENTIFICATION REFERENCE

MAY 31 11 57 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96584