| | | |
|---|---|---|
| [ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
| [ | Troy & Nichols, Inc. | |
| [Joseph M. Stevenson et ux. | ATTN: Tax Department | Map 150-5 |
| [2912 Brantley Drive | P. O. Box 4025 | Parcel 254 |
| [Antioch, TN 37013 | Monroe, LA 71211-4025 | |
| [ | | |

[ This instrument prepared by: Cindy S. Smith, Attorney at Law. mail
[ 1443 Janie Avenue, Nashville, Tennessee 37216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Jeffrey L. Neely and wife, Deborah K. Neely, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Joseph M. Stevenson and wife, Miriam B. Stevenson, and Eugene Davis Stevenson, Sr., and wife, Maxine Martin Stevenson, as joint tenants with the right of survivorship (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 264 on the Plan of Section 6, Cherry Hills, of record in Book 4300, Page 176, Register's Office for said County. Said Lot No. 264 fronts 90.0 feet on the northerly margin of Brantley Drive and extends back 175.41 feet on the easterly line and 130.00 feet on the westerly line to a broken line in the rear, measuring 84.02 feet thereon.

Being the same property conveyed to Jeffrey L. Neely and wife, Deborah K. Neely, by deed from Clarence J. Worrell, Sr., unmarried, of record in Book 5717, Page 362, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2912 Brantley Drive, Antioch, Tennessee 37013.

CONVEYANCE OF SUCH TRACT IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of record in Plat Book 4300, Page 176, said Register's Office; (2) Any and all restrictive covenants of record specifically those in Book 4622, Page 220, said Register's Office; (3) Any and all rights-of-way for public utilities, zoning regulations, building restriction, setback lines, and easements of record; (4) A survey by John Kohl, dated September 21, 1988, which discloses that the concrete drive encroaches on the 5-foot public utility and drainage easement.

[ STATE OF TENNESSEE
[ COUNTY OF DAVIDSON
[ The actual consideration or value, whichever is greater for this transfer is $81,900.00.

[ Affiant

[ Subscribed and sworn to before me this 7th day of October, 1988.

[ Notary Public
[ My Commission Expires 11/12/90

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of October, 1988.

5663 10/11 0101 03:CHECK 276.77

Jeffrey L. Neely

Deborah K. Neely

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, Notary Public in and for said County and State, the within named Jeffrey L. Neely, and wife, Deborah K. Neely, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of October, 1988.

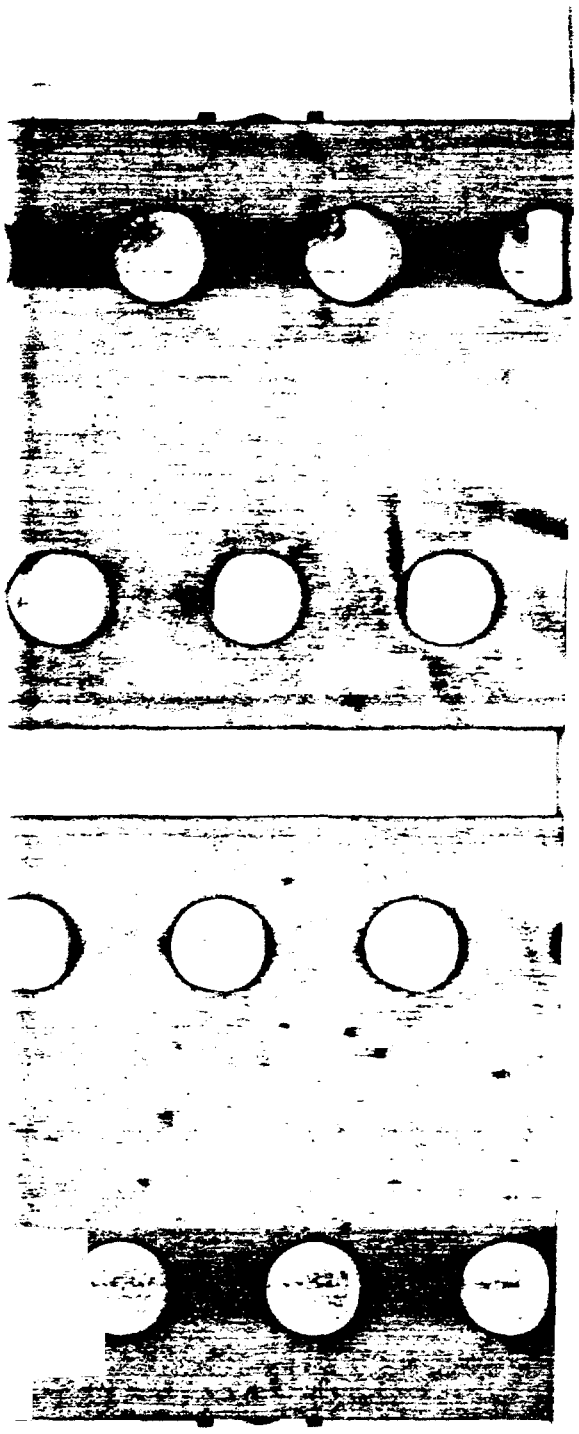
Notary Public
My Commission Expires: 1/11/91

CINDY S. SMITH NOTARY PUBLIC AT LARGE TENNESSEE

7505 6

IRENE T. DEFFENBAUGH REGISTER

Oct 11 10 43 AM '88



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7674 PAGE 388

| | | |
|---|---|---|
| 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 81900.00
CON TX 270.27
PRFEE 0.50
WDEED 6.00
TOTAL 276.77
CHECK 276.77

10/11/88 01 10:46 0001 5663

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75056

IDENTIFICATION REFERENCE

OCT 11 10 43 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 142473