WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street, 2nd Floor
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF [illegible]

The actual consideration or value, whichever is greater for this transfer is $ [illegible].

James R Stevens
Affiant

SWORN to and subscribed before me on this the 27th day of March, 1989.

[illegible]
NOTARY PUBLIC

My Commission Expires: [illegible]

MORTGAGEE:

MR. & MRS. CHARLES H. MINCHEY
118 Dale Avenue
Hendersonville, TN 37075

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr./Mrs. James R. Stevens	Same as Owner	61-11-250
1132 Greenland Avenue		
Nashville, TN		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **CHARLES H. MINCHEY and wife, HELEN MINCHEY,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **JAMES R. STEVENS and wife, PEGGY S. STEVENS,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in the 15th Civil District of Davidson County, Tennessee, being part of Lot No. 16 on the Plan of the Subdivision of Part of the Greenland Tract on the Gallatin Pike, as of record in Book 421, Page 40, Registers' Office for said County and described according to a survey made thereof by William Collier Parrish, Associates, Civil Engineers, April 15, 1959, as follows:
>
> BEGINNING in the center line of Greenland Avenue, 6.1 feet West of the corner of Lots 16 and 18; thence southerly 383.6 feet to the South line of said subdivision, being 5.4 feet West of the corner of Lots 16 and 18; thence westerly 50 feet to a point; thence northerly 378.5 feet to the center line of Greenland Avenue; thence with the center line of said Avenue 50 feet to the beginning.
>
> BEING the same property conveyed to CHARLES H. MINCHEY and wife, HELEN MINCHEY by Deed from DOUGLAS BAIN and wife, JOAN BAIN of record in Book 7445, Page 289, Register's Office for Davidson County, TN.

This is improved property known as 1132 Greenland Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said **GRANTEES**, their 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, 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 hands this 29th day of March, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles H. Minchey
CHARLES H. MINCHEY

Helen L. Minchey
HELEN MINCHEY

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, CHARLES H. MINCHEY and wife, HELEN MINCHEY, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 30th day of March, 1989.

NOTARY PUBLIC

My Commission Expires: Feb 29, 1992

NOTARY PUBLIC AT LARGE STATE

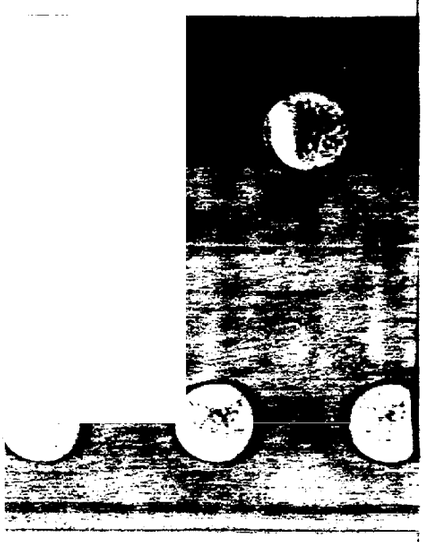
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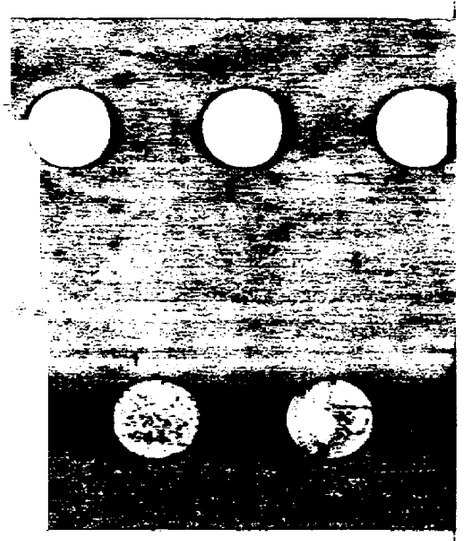
208900

IDENTIFICATION REFERENCE

MAR 31 10 48 AM '89

FELIX Z WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 7805 PAGE 688

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 58000.00
CON TX 191.40
PRFEE 0.50
WDEED 6.00
TOTAL 197.90
CHECK 197.90

03/31/89 01 10:50 0001 0994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20890

IDENTIFI REFERENCE

MAR 31 10 48 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 195461