BOOK 8345 PAGE 480

G#7065-2

FILE IN BOX #14
MAP 75-5
PARCEL 105
FB#: 04D-92239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $63,000.00.

Affiant

Subscribed and sworn to before me this the 30th day of April, 1991.

My Commission Expires: 3/3/92

Notary Public

THIS INSTRUMENT PREPARED BY:
PETER WEISS, ATTORNEY, 424 Church Street, 13th Floor, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
MARLENE DALE STEPHENS	FIDELITY FEDERAL BANK
(Name)	(Name)
187 Bonnafield Drive	401 Union Street
(Street Address)	(Street Address)
Hermitage, TN 37076	Nashville, TN 37219
(City) (State) (Zip Code)	(City) (State) (Zip Code)

S P E C I A L W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, DOMINION BANK OF MIDDLE TENNESSEE, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto MARLENE DALE STEPHENS, unmarried, hereinafter called the "Grantee", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 7 on the Plan of Hermitage Place, Section I, as of record in Book 6900, Page 206, Register's Office for Davidson County, Tennessee.

SAID Lot No. 7 fronts 58.00 feet on the easterly side of Bonnafield Drive and extends back 160.00 feet on the northerly side and 171.62 feet on the southerly side to a line in the rear which measures 88.76 feet thereon.

BEING the same property conveyed to Dominion Bank of Middle Tennessee, by Trustee's Deed from George E. Mudter, Jr., Substitute Trustee, of record in Book 8308, Page 362, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 7893, Page 636, easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE SAME AS IN THE PREVIOUS DEED.

THIS is improved property, known as: 187 BONNAFIELD DRIVE, HERMITAGE, TN 37076.

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, and the heirs and assigns of said Grantees, forever; and, the Grantor further covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 30th day of April, 1991.

DOMINION BANK OF MIDDLE TENNESSEE

BY: Frank R. Proffitt

TITLE: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

9280 05/06 0101 03CHECK 214.90

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank R. Proffitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Vice-President of DOMINION BANK OF MIDDLE TENNESSEE, the within named bargainor, a corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 30th day of April, 1991.

My Commission Expires: 8/3/92

Notary Public

1-1-954

SPECIAL WARRANTY DEED

IDENTIF. ~~REFERENCE~~

From

MAY 6 10 06 AM '91
FELIX Z. WILSON
DAVIDSON COUNTY TN.

DOMINION BANK OF MIDDLE TENNESSEE

To

MARLENE DALE STEPHENS,
UNMARRIED

Address

187 BONNAFIELD DRIVE
HERMITAGE, TN 37076

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
424 Church Street, 13th Floor
Nashville, Tennessee 37219



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8345 PAGE 482

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 63000.00
CON TX 207.90
PRFEE 1.00
WDEED 6.00
TOTAL 214.90
CHECK 214.90

05/06/91 01 10:06 0001 9280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11954

IDENTIF. REFERENCE

MAY 6 10 06 AM '91

FELIX Z. WILSON [illegible]
DAVIDSON COUNTY TN.

No. 418923