This instrument was prepared from information supplied by client:

Nashville

WARRANTY DEED

BOOK 8380 PAGE 275

FROM

RUTH P. STEPHENS, A Widow

ADDRESS NEW OWNER(S) AS FOLLOWS:	
MICHAEL H. STEPHENS, ET UX	
SEND TAX BILLS TO:	
Michael H. Stephens 14374 Old Hickory Blvd Antioch, Tn. 37013	
PREPARED BY: DOAK & HOLLAND LAW OFFICES 105 BONNABROOK DR. SUITE 207 HERMITAGE TN 37076	MAP-PARCEL NOS:

(STATE OF TENNESSEE COUNTY OF Davidson)

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5/13/94 DATE

James L. Sheahan NOTARY PUBLIC

COMMISSION EXPIRES

AFFIX SEAL

6454 06/21 0101 03CHECK 10.30

FOR AND and IN CONSIDERATION OF the sum of ...Ten Dollars ($10.00)..... DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

FILED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN
Jun 21 11 01 AM '94
IDENTIFICATION REFERENCE
24544

I, RUTH P. STEPHENS

.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

MICHAEL H. STEPHENS AND WIFE, SHANNON J. STEPHENS

..... their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND lying in the 2nd Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at the most southeast corner of the David E. Stephens et ux, Sherry J. Stephens property of record in Book 5169, Page 482, Register's Office for Davidson County, Tennessee, said point being marked by an iron pin; thence with an extension of said Stephens most southerly boundary line, S 76°05'43" E, 25.00 feet to an iron pin; thence S 13° 54'17" W, 200.00 feet to an iron pin; thence S 05°23'07" E, 105.95 feet to an iron pin; thence S 13°54'17" W, 344.00 feet to a point; thence N 76°05'43" W, 325.00 feet to a point; thence N 13°54'17" E, 644.00 feet to an iron pin in the most southerly boundary line of said David E. Stephens property; thence with said boundary line, S 76°05'43" E, 300.00 feet to the point of beginning, containing 5.118 acres, more or less.

A right-of-way of egress and ingress is granted to the grantors, their heirs and assigns over the private road as now exists of grantor.

BEING a portion of the same land conveyed from W.L. Drumright and wife, Rachael S. Drumright to Eugene T. Stephens and wife, Ruth P. Stephens, as of record in Book 1555, Page 8, Register's Office for Davidson County, Tennessee. (The said Eugene T. Stephens having since died).

RETURN TO:
JIM WALTER HOMES, INC.
P. O. BOX 31601
TAMPA, FLORIDA 33631-3601

unimproved ( )
This is improved ( ) property, known as ..... (Number / Street / City / State / Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MICHAEL H. STEPHENS AND WIFE, SHANNON J. STEPHENS THEIR heirs, successors and assigns, forever.

AND I do covenant with the said MICHAEL H. STEPHENS AND WIFE, SHANNON J. STEPHENS that I AM lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except of record.

AND I do(es) further covenant and bind MYSELF AND MY heirs and representatives, to WARRANT and forever defend the title to the said land to the said MICHAEL H. STEPHENS AND WIFE, SHANNON J. STEPHENS, THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 3 day of MAY, 19 91

RUTH P. STEPHENS: Ruth P. Stephens

{STATE OF TENNESSEE ; COUNTY OF Davidson } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named Ruth P. Stephens

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville (City), TN (State)

this 3 day of MAY 19 91

11/26/94 (Comission Expires) James L. [illegible] (Notary Public)

(AFFIX SEAL)

{STATE OF ..... ; COUNTY OF ..... } (Corporate Acknowledgment)

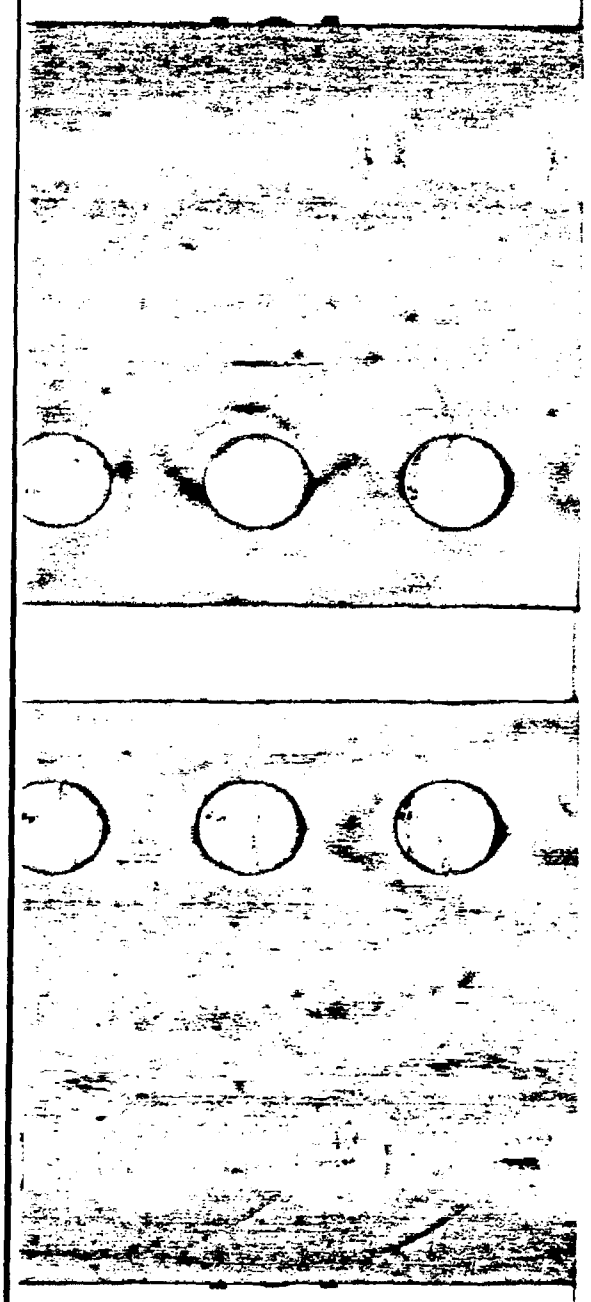
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ..... with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be (Title) ..... of the ....., a corporation, the within named bargainer, and that ..... he as such (Title) ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as (Title) .....

WITNESS my hand and seal, at office in CITY: ..... STATE: .....

this ..... day of ..... 19 .....

..... (Commission Expires) ..... (Notary Public)

(AFFIX SEAL)



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8380 PAGE 277

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	1000.00
CON TX	3.30
PRFEE	1.00
WDEED	6.00
TOTAL	10.30
CHECK	10.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02 0001 6454

2 4 5 4 4.

IDENTIFICATION REFERENCE

Jun 21 11 ⌀⌀ AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 433460