This instrument prepared by: L. Ken Johnson, Att.
302 Moss Trail Goodlettsville
Tennessee, 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1-000.00

ANNA L. STEPHENS

Subscribed and sworn to before me this the 27th day of JULY 1991.

Notary Public

My comm. exp. 11-22-93

Mail

ADDRESS NEW OWNER:
ANNA L. STEPHENS
1153 Hunters Lane
Nashville, Tennessee 37207

SEND TAX BILLS TO:
SAME

MAP/PARCEL NO.:
41-4-53
10D 33030

Mortgagee:

# WARRANTY DEED

BOOK 8409 PAGE 17

I, LESLIE H. STEPHENS, a married man, for and in consideration of the sum of Ten ($10.00) dollars and other good and valuable considerations, receipt of which is hereby acknowledged, have bargained and sold and by these presents do transfer and convey unto the said ANNA L. STEPHENS, SUBJECT TO A LIFE ESTATE FOR AND DURING MY NATURAL LIFE IN BOTH THE REAL PROPERTY AND PERSONAL P OPERTY, her heirs and assigns, all my right title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, together with all the personal property, including but not limited to furniture, china, tools, etc., as follows:

Being Lot No. 31 of Dalemere Subdivision, Section 3, of record in Book 3300, page 6, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the southerly margin of Hunter's Lane; thence south 84 deg. 04' 10" east 197 feet to a concrete monument; thence around a slight curve to the south having a radius of 25 feet, a distance of 39.27 feet, to a concrete monument; thence southwardly with the westerly margin of Yoest Drive around a slight curve having a radius of 358.90 feet, 110.4 feet to a concrete monument; thence south 22 deg. 46' 30" west, 99.34 feet to an iron pin; thence



L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2258

north 67 deg. 13' 30" west, 185.85 feet to a concrete monument; thence north 5 deg. 55' 50" east 169.92 feet to the point of beginning.

Being the same property conveyed to LESLIE H. STEPHENS, and wife, ANNA L. STEPHENS, by deed from PAUL V. EGGSTEIN Et Ux of record in Book 4913, page 178, Register's Office for Davidson County, Tennessee. Grantor and Grantee are in the process of securing a divorce but retain a deep and abiding friendship and part of the consideration is that Grantor will make payments on a new loan being secured and will remain in house for and during his natural life and use all personal property therein which on his death will go to Grantee. No interest in this property can be conveyed without agreement of both parties.

BOOK 8409 PAGE 18

To have and to Hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said ANNA L. STEPHENS, her heirs and assigns, forever

And I do covenant with the said ANNA L. 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 unless otherwise stated in this Deed.

And, I, LESLIE H. STEPHENS do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said ANNA L. STEPHENS, her heirs and assigns against the lawful claims of all persons whomsoever.

This is improved property known as 1153 Hunters Lane, Nashville, Tennessee 37207

Witness our hands this the 27th day of July, 1991.

Leslie H Stephens
LESLIE H. STEPHENS

6513 07/31 0101 03CHECK 10.70

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESLIE H. STEPHENS, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of July, 1991.

Louis P. Johnson
Notary Public

My comm. exp. 11-22-93

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2258

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUL 31 9 38 AM '91

IDENTIFICATION REFERENCE

35.00



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8409 PAGE 19

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT 1000.00
CON TX 3.70
PRFEE 1.00
WDEED 6.00
TOTAL 10.70
CHECK 10.70

07/31/91 01 09:37 0001 6513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35003

IDENTIFT. REFERENCE

JUL 31 9 36 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 445462