THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: Charles T. Squires and wife,
Patricia N. Squires ("GRANTORS")

TO: Billy M. Stephens and wife,
Patricia M. Stephens ("GRANTEES")

ADDRESS NEW OWNER:
Billy M. Stephens, et ux.
115 Ellington Place
Madison, Tennessee 37115

SEND TAX BILLS:
CityFed Mortgage Company
P. O. Box 1686
Springfield, Ohio 45501

MAP AND PARCEL NUMBER:
051-10-0B-33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEES, and other good and valuable consideration, including the assumption and promise to pay a promissory note payable to CityFed Mortgage Company in the current principal amount of $69,323.22 and to hold GRANTORS harmless therefor and indemnify from all obligations under said Note and Deed of Trust securing said Note in Book 7044, Page 903, the receipt and sufficiency of which is hereby acknowledged, we, Charles T. Squires and Patricia N. Squires, husband and wife, have bargained and sold, and by these presents do transfer and convey unto Billy M. Stephens and Patricia M. Stephens, husband and wife, their heirs and assigns, all of our interest in and to a certain parcel of land and condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

> Unit No. 115, in a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, page 84, Register's Office for said County to which reference is here made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominium of record in Book 6250, page 829, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Charles T. Squires and wife, Patricia N. Squires, by deed from Wayne E. Hilton, Patricia S. Hilton, Jesse C. Hilton and Mabel M. Hilton by Quitclaim Deed of record in Book 7786, page 677, Register's Office for Davidson County, Tennessee.

The above property description is identical to that contained in the prior deed to this property.

This is improved property known as 115 Ellington Place, Madison, Tennessee 37115.

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, their heirs and assigns, forever.

And GRANTORS do covenant with the said GRANTEES that they 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 above, and 1992 real property taxes, which shall be paid by GRANTEES before delinquent.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 claiming by or through GRANTORS.

WITNESS our hands this 16th day of January, 1992.

Charles T. Squires

Patricia N. Squires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Caruthers a Notary Public in and for said County and State, the within named, Charles T. Squires and wife, Patricia N. Squires, the within named bargainors, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of January, 1992.

Ruth Anne Caruthers
NOTARY PUBLIC

My Commission Expires: 1-22-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 69,323.22 .

Patricia N. Squires
AFFIANT

Subscribed and sworn to before me, this 16th day of January, 1992.

Ruth Anne Caruthers
NOTARY PUBLIC

My Commission Expires: 1-22-95

7522 01/16 0101 03CHECK 263.41
PICK-UP
JAN 16 2 10 PM '92
IDENTIFICATION REFERENCE
7.7.266

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8530 PAGE 126

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 69323.22
CON TX 256.41
PRFEE 1.00
WDEED 6.00
TOTAL 263.41
CHECK 263.41

01/16/92 01 14:10 0001 7522

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.2 6 6.

IDENTIFICATION REFERENCE

Jan 16 2 10 PM '92

No. 493923