ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Alma Roulene Coleman	Same	025
Judy Diane Wingo		
319 Dry Creek Road		021
Goodlettsville, TN		

THIS INSTRUMENT PREPARED BY: Bryce C. Ruth, Jr., Attorney at Law, 3210 Hwy 31 W, White House, Tennessee 37188 (615) 672-3107 at request of Grantee, based upon information supplied by the parties and without benefit of title search.

WARRANTY DEED

For and in consideration of the sum of $10.00, cash in hand paid, the receipt of which is hereby acknowledged, I, **Grace Byram Stephens**, a widow, by these presents do hereby transfer, grant, and convey unto **Alma Roulene Coleman** and **Judy Diane Wingo**, as tenants in common, their successors and assigns, all of her right, title and interest in the following parcel of land described as follows:

Being a tract of land lying in Davidson County, Tennessee, and being Lot 1 - Stephens Property Subdivision and being bounded on the west by Lot 2 - Stephens Property Subdivision; on the north by Hassell T. Farmer, Etux, on the east by Charles R. Ferrell II and Peggy S. Ferrell; on the south by the centerline of Dry Creek Road and being more particularly described as follows:

Beginning at a point in the centerline of Dry Creek Road and being a corner common with Lot 2 - Stephens Property Subdivision;

Thence, with Lot 2, north 05 deg 00 min 00 sec east, 224.24 feet to a point in the southern line of Hassell T. Farmer, Etux;

Thence, with Hassell T. Farmer, Etux, south 73 deg 30 min 00 sec east, 130.86 feet to a point in the western line of Charles R. Ferrell II and Peggy S. Ferrell;

Thence, with Charles R. Ferrell II and Peggy S. Ferrell, south 05 deg 00 min 00 sec west, 226.00 feet to a point in the centerline of Dry Creek Road;

Thence, with the centerline of Dry Creek Road, following a curve to the right, having a central angle of 09 deg 51 min 21 sec, a radius of 763.94 feet, a tangent of 65.87 feet, a chord distance of 131.25 feet, along an arc distance of 131.41 feet to the point of beginning.

Containing 0.67 acres, more or less

Being part of the same property conveyed to George H. Stephens and wife, Grace Byram Stephens by deed of record in Book 1512, page 416, Register's Office for Davidson County, Tennessee. George H. Stephens died intestate on January 16, 1959.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **Alma Roulene**

Coleman and Judy Diane Wingo, as tenants in common, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above described tract or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for the applicable building and zoning restrictions, all visible easements and easements of record, and the 1993 real estate taxes which are to be prorated.

[STATE OF TENNESSEE
[COUNTY OF SUMNER
[
[The actual consideration or value, whichever is greater,
[for this transfer is $ 19,000.00
[
[X Alma Roulene Coleman
[Affiant/Grantee
[
[Subscribed and sworn to before me
[this the 11th day of June, 1993.
[
[Susan S. Edwards
[NOTARY PUBLIC
[My commission expires: 5-25-96
[

SUSAN S. EDWARDS NOTARY PUBLIC SUMNER COUNTY

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said Alma Roulene Coleman and Judy Diane Wingo, as tenants in common, their heirs and assigns, against all lawful claims of all persons whomsoever EXCEPT as hereinabove set forth.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 11th day of ~~May~~ June, 1993.

29905

REFERENCE 11 AM '93 SUMNER COUNTY, TN

PICK-UP

X Grace B. Stephens
GRANTOR, GRACE B. STEPHENS

STATE OF TENNESSEE
COUNTY OF SUMNER

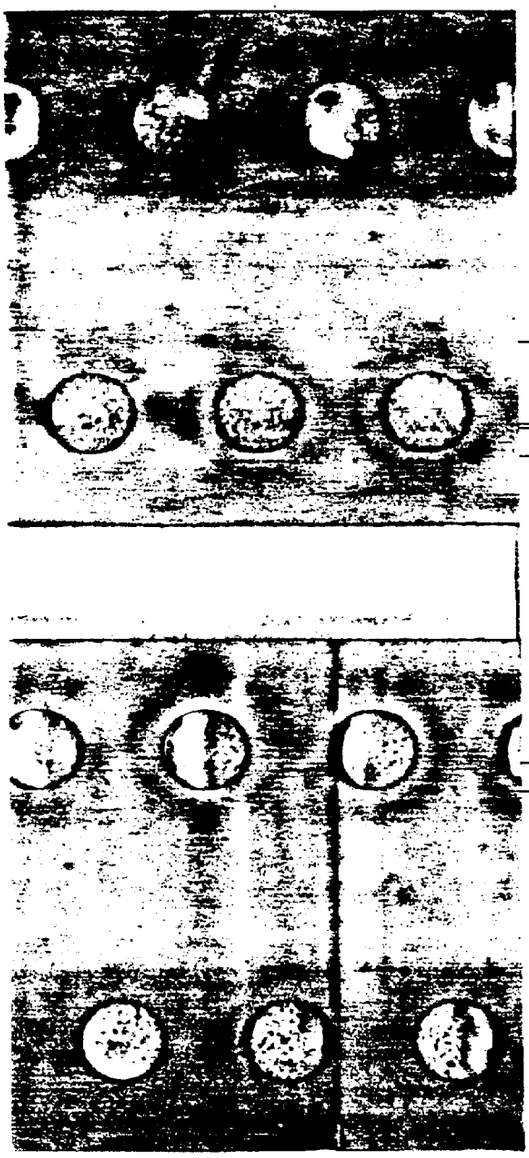
Personally appeared before me, Grace B. Stephens, the undersigned, a notary public in and for said County and state, the within named GRACE B. STEPHENS, the grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Gordlettsville, Tennessee, this the 11th day of June, 1993.

Susan S. Edwards
NOTARY PUBLIC
My commission expires: 5-25-96

SUSAN S. EDWARDS NOTARY PUBLIC SUMNER COUNTY

0101 CHECK 49.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8980 PAGE 666

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 19000.00
				CON TX 40.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 49.30
				CHECK 49.30
			06/14/93 01	13:36 0001 7077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2990 6

IDENTIFICATION REFERENCE

JUN 14 1 35 PM '93

DAVIDSON COUNTY, TN

No. 662363