mail

BOOK 9013 PAGE 681

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

3554 07/14 0101 03CHECK 342.67

ADDRESS NEW OWNER:

CYNTHIA CARLTON
1224 SHAWNEE DRIVE
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 52-8, PARCEL 54

SEND TAX BILLS TO:

FIRST INVESTMENT COMPANY
4300 E. BROAD STREET
P.O. BOX 749
COLUMBUS, OHIO 43216-0749

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,118.73.

Cynthia Carlton
AFFIANT

Subscribed and sworn to me, this the 12TH day of JULY, 1993.

Denise C. Gibbs
Notary Public
My commission expires: 9-1-96

DENISE C. GIBBS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

93 JUL 14 AM 10:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from KENNETH SCOTT STOCKFORD ET UX, CONNIE SUE STOCKFORD, TO DOUGLAS R. BERRY, TRUSTEE, evidenced by a Deed of Trust of record in Book 6821, page 94, said Register's Office, the liability for which the Grantee hereby expressly assumes and holds Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, LEONARD A. STEPHENS, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said CYNTHIA CARLTON, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1224 SHAWNEE DRIVE,

MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 12TH day of JULY, 1993.

Leonard A. Stephens
LEONARD A. STEPHENS

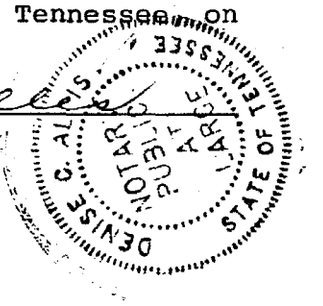
STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEONARD A. STEPHENS, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 12TH day of JULY, 1993.

Denise C. Allen
notary public



My commission expires: 5-11-96

EXHIBIT 'A'

Being Lot NO. 29 on the Plan of Sequoia Valley, Section I, of record in Plat Book 3700, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Leonard A. Stephens by Warranty Deed from Kenneth Scott Stockford et ux, Connie Sue Stockford, of record in Book 7395, page 301, Register's Office for Davidson County, Tennessee.

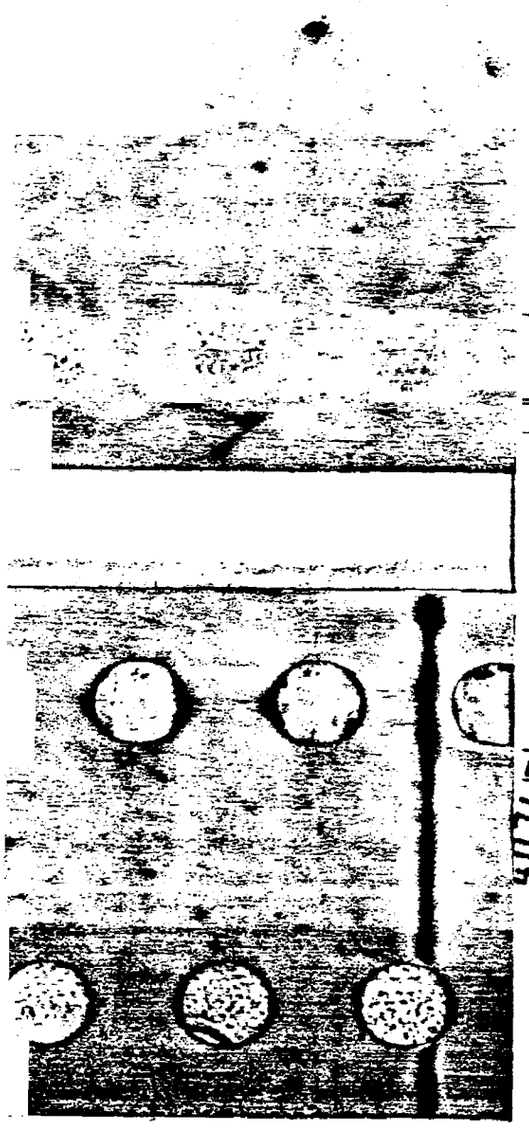
EXHIBIT 'B'

1. Real property taxes for 1993 and all future years.

2. All matters set forth on the Plan of Sequoia Valley, Section I, of record in Plat Book 3700, page 81, Register's Office for Davidson County, Tennessee, which plan includes a 30-foot minimum building setback line from Shawnee Road, a 10-foot public utility and drainage easement along the rear line of said and a 2.5 X 30-foot utility anchor easement located on the northeast corner of said lot.

3. Deed of Trust from Kenneth Scott Stockford et ux, Connie Sue Stockford, to Douglas R. Berry, Trustee, of record in Book 6821, page 94, said Register's Office, to secure to First Investment Company the payment of one note dated March 31, 1986, in the original principal amount of $77,300.00, due and payable as set forth therein.

4. UCC-1 Financing Statements to Electric Power Board of Nashville and Davidson County, Tennessee, of record in Book 7264, page 108, and Book 7264, page 109, said Register's Office.



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

RECEIVED OF _____

FOR _____

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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	89118.73
CON TX	329.67
PRFEE	1.00
WDEED	12.00
TOTAL	342.67
CHECK	342.67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/14/93 10:16:2001 3554

IDENTIF. + REFERENCE 40747

40747

93 JUL 14 AM 10:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 673970