BOOK 9076 PAGE 744

**THIS INSTRUMENT PREPARED BY:**
**SHELTON HATCHER, ATTORNEY**
**113 SHIVEL DRIVE**
**HENDERSONVILLE, TENNESSEE 37075**
**TN SUPREME COURT NO. 2657**

**OUR FILE NUMBER: R-3030**

**MAP/GROUP/PARCEL**
**33-16-269**

**NEW OWNER'S NAME AND ADDRESS:**
**Anna L. Stephens**
1107 N. GRAYCROFT Dr.
MADISON, TN 37115

**SEND TAX BILLS TO:**
**Owner**

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.
93 SEP 10 AM 11:02

IDENTIF. & REFERENCE
81638

3961 09/10 0101 03CHECK 208.80

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, Nevin H. Downs, hereinafter called Grantor, do hereby transfer and convey unto Anna L. Stephens, her heirs and assigns, hereinafter called Grantee, property described as follows:

BEING Lots ~~1A and~~ AH 1B on the Zone Lot Division of Lots 1, 2, and 3 on the Final plat of Section 4, Primrose Meadows 2nd Civil District Metro-Nashville of record in Plat Book 6250, Page 884, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Book 6916, Page 551, Register's Office for Davidson County, Tennessee.

Myrtianne Downs, wife of Nevin H. Downs, joins in this conveyance for the purpose of conveying any interest, marital or otherwise, which she may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Nevin H. Downs

Nevin H. Downs

Myrtianne Downs

Myrtianne Downs

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Nevin H. Downs and wife, Myrtianne Downs, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 31st day of August, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-1-97

STATE OF TENNESSEE
COUNTY OF SUMNER

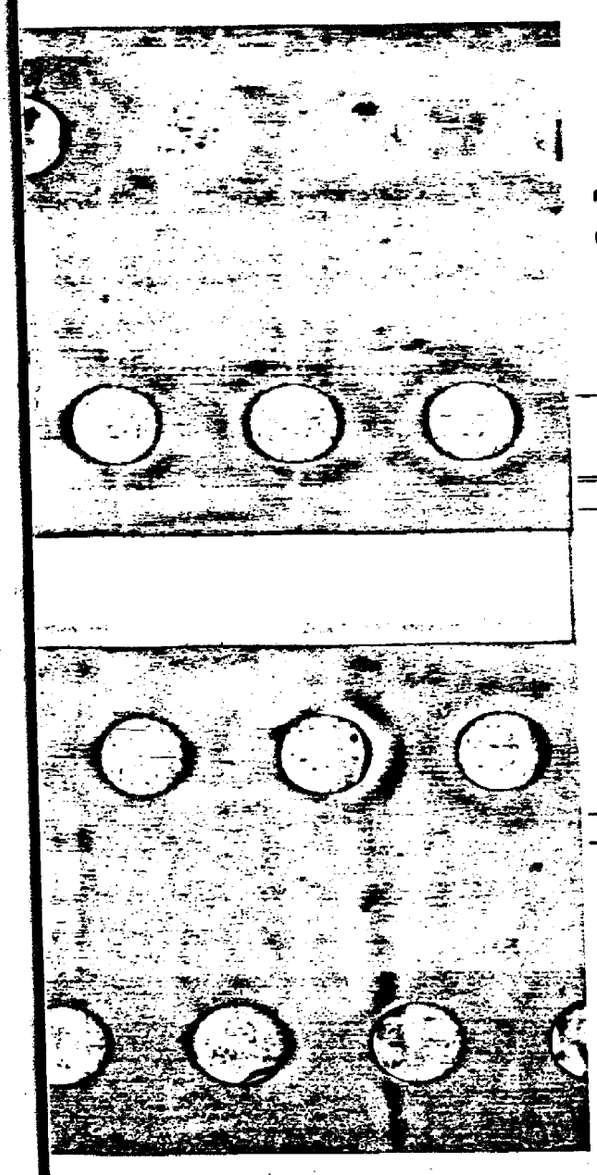
The actual consideration or value whichever is greater for this transfer is $54,000.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of August, 1993.

NOTARY PUBLIC

My Commission Expires:
2-1-97



**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 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 8.00
TOTAL 208.80
CHECK 208.80

09/10/93 01 11:02 0001 3961

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61638
IDENTIF. ↑ REFERENCE

93 SEP 10 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 696405