95566

IDENTIF. ↑ REFERENCE

PREPARED BY:
WILKINS & IVEY, Attorneys
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93 DEC 10 AM 10:54 2725 12/10 0101 03CHECK 8.00

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (PWJr/fs)
(PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES)

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Carol B. Waters Stedman 3705 Edgewater Drive Nashville TN 37217	SAME	2D 55238, 136-7-21

Mail

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bruce M. Waters** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carol B. Waters Stedman** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Priest Lake Park, Section II, as of record in Plat Book 4175, Pages 56, 57, and 58, Register's Office for Davidson County.

Said Lot No. 24 fronts 96.80 feet on the westerly margin of Edgewater Drive and runs back 145.00 feet on the southerly line and 111.68 feet on the northerly line to a line in the rear, which is a broken line, on which it measures 106.83 feet.

Being the same property conveyed to Bruce M. Waters and wife, Carol B. Waters, by deed from Peter J. Kopcsak and wife, Gail J. Kopcsak, of record in Book 5316, Page 939, said Register's Office. The said Bruce M. and Carol B. Waters have since been divorced and this conveyance is executed as part of the settlement of property rights pursuant to the dissolution of the marriage.

This conveyance is subject to:

1. A prior deed of trust securing an obligation payable to Dominion Bank.
2. A prior deed of trust securing an obligation payable to AmSouth Bank.
3. Restrictive covenants of record in Book 4317, Page 17, said Register's Office.
4. All matters shown on the referenced subdivision Plan.
5. The lien of all property taxes which may be due or payable on said property.

This is improved property, known as: 3741 Edgewater Drive, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS, THE EXECUTION HEREOF on 18 November, 19 93.

Bruce M. Waters

State of Pennsylvania
County of Lancaster

On November 18, 19 93, before me the undersigned authority, personally appeared **Bruce M. Waters**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Nancy Beth Higgins
Notary Public

My Commission Expires: _____

NOTARIAL SEAL
Nancy Beth Higgins, NOTARY PUBLIC
Lancaster, Lancaster Co., PA
My Commission Expires August 31, 1995

State of Tennessee
County of Davidson

This conveyance is executed pursuant to a property settlement in the dissolution of a marriage, and is exempt from the transfer tax pursuant to Tennessee Code Annotated, Sec. 67-4-409(a)(3)(E).

Carol C. Hatus Stedman
Affiant

Sworn and subscribed before me on Dec. 7, 19 93.

Martha D. Holmes
Notary Public

My Comm. Expires: 1-27-96