| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| Jeffrey K. Story | Southeastern Mortgage of Tennessee, Inc. | MAP and PARCEL |
| Rhonda M. Story | Attn: Tax Dept. | |
| 3237 Country Lawn Drive | 565 Marriott Drive, #250 | 150-07-0-160.00 |
| Antioch, TN 37013 | Nashville, TN 37214-5014 | |

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

# 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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Daniel K. Yeager, unmarried, and Deborah N. Yeager, unmarried, tenants in common** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Jeffrey K. Story, being one and the same as Jeffery K. Story and Rhonda M. Story, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of The Country, Section V, as of record in Book 5200, Pages 271 and 272, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 200 fronts 90 feet on the easterly margin of Country Lawn Drive and extends back 129.0 feet on the northerly line and 134.02 feet on the southerly line to a dead line in the rear measuring 61.46 feet thereon.**

**Being the same property conveyed to Daniel K. Yeager and wife, Deborah N. Yeager by deed from Randall Phillips Builders, Inc., of recordin Book 5984, Page 838, Register's Office for Davidson County, Tennessee. See also Final Decree of Divorce appearing of record in Book 8400, Page 405, Register's Office for Davidson County, Tennessee.**

**This is property with a common address of 3237 Country Lawn Drive, Antioch, TN 37013.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being made by the Grantors; 2) The Plan of Record in Book 5200, Pages 271 and 272, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 5635, Page 547, said Register's office.**

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

The actual consideration or value, whichever is greater for this transfer is $85,900.00

Jeffrey K. Story
Affiant

Subscribed and sworn before me this 15th day of December, 1993.

Notary Public

My Commission Expires: 7/23/94

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **15th** day of **December, 1993**.

**Daniel K. Yeager**

**Deborah N. Yeager**

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Daniel K. Yeager, unmarried, and Deborah N. Yeager, unmarried, tenants in common** , 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 **15th** day of **December, 1993**.

**Notary Public**
**My Commission Expires:** 7/28/94

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named , with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of , and is authorized by to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **15th** day of **December, 1993.**

**Notary Public**
**My Commission Expires:**

File No. 9312-557

98120
IDENTIFICATION REFERENCE

93 DEC 17 PM 2:07
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

5514 12/17 0101 03CHECK 326.83

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9131 PAGE 102

| | | |
|---|---|---|
| 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 85900.00 |
| | | | | CON TX 317.83 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 326.83 |
| | | | | CHECK 326.83 |

12/17/93 01 14:08 0001 5514

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98120

IDENTIFICATION REFERENCE

93 DEC 17 PM 2:07

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 735495