File Box 38 - First Title and Escrow Co., Inc. #12205

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9194 PAGE 121

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LEIGH STELMACH	NEW OWNER	Map 158-4-A
(NAME)	(NAME)	
49 Annandale		Parcel 60
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		F.B. FH26012
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THOMAS LARRY WYNN AND WIFE, RHYIA MARIE WYNN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEIGH S.STELMACH AND WIFE, RHONDA E. STELMACH

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Revised Section Two Otterwood, as of record in Plat Book 6900, pages 598-602, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas Larry Wynn and his wife, Rhyia Marie Wynn by deed from John W. Barton, III and his wife, Shannon K. Barton of record in Book 7621, page 231, said Register's Office.

This conveyance is made subject to: (1) Covenants, Conditions, and Restrictions of record in Book 7260, page 483, amended in Book 8762, page 199; (2) Charter of record in Book 7292, page 315; (3) Easements of record in Book 7667, page 218, corrected in Book 7942, page 678; and (4) All matters appearing on the Plan of record in Plat Book 6900, pages 598-602, said Register's Office.

99090

IDENTIFICATION REFERENCE

93 DEC 21 AM 10:22

FILED
DAVIDSON COUNTY, TN.
REGISTER

unimproved (XX)
This is improved ( ) property, known as 49 Annandale, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of December, 19 93

Thomas Larry Wynn
THOMAS LARRY WYNN

Rhyia Marie Wynn
RHYIA MARIE WYNN

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS LARRY WYNN AND WIFE, RHYIA MARIE WYNN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of December, 19 93.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Rhonda C. Stelmach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 93.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
THOMAS LARRY WYNN AND WIFE, RHYIA MARIE WYNN

TO
LEIGH STELMACH AND WIFE, RHONDA STELMACH

6582 12/21 0101 03CHECK 379.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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	
			100000.00	
			CON TX	370.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	379.00
			CHECK	379.00
12/21/93	01	10:23 0001	6582	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99090

IDENTIFICATION REFERENCE

93 DEC 21 AM 10:22

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.736552