Mail

*THIS INSTRUMENT PREPARED BY:*
*Sam Sawyer, Attorney at Law*
*501 North Jackson Street*
*Tullahoma, Tennessee 37388*

*REAL PROPERTY TAX RESPONSIBILITY & OWNER:*
*Mr. Stephen L. Webne*
*6228 Willow Oak Drive*
*Nashville, TN 37221*

*TAX INFORMATION:*

*Map and Parcel: 155-8-B 47*

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***WARRANTY DEED***

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, we, **STEPHEN W. WALDEN and wife, SHARON L. WALDEN**, have bargained and sold and by these presents do hereby transfer and convey unto **STEPHEN L. WEBNE,** hereinafter referred to as "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows:

> Being Lot No. 47 on the Plan of Phase I of South Colony at Riverbend as of record in Plat Book 6900, page 271, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Stephen W. Walden and wife, Sharon L. Walden, by deed of record in Book 7979, page 845, Register's Office, Davidson County, Tennessee.
>
> This conveyance is subject to: Restrictions of record in Book 5349, page 921, Book 6474, page 354, amended in Book 6486, page 588 and in Book 5896, page 257; Declaration of Covenants, Conditions and Restrictions of record in Book 7199, page 119; By-Laws of record in Book 7199, page4 135, amended in Book 7781, page 645, all of record in the Register's Office, Davidson County, Tennessee.

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

AND WE DO COVENANT with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and that same is free, clear and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 6th day of December, 1993.

Stephen W. Walden
STEPHEN W. WALDEN

Sharon L. Walden
SHARON L. WALDEN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public in and for said County and State, STEPHEN W. WALDEN and wife, SHARON L. WALDEN, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 6th day of December, 1993.

Tammy R Payne
NOTARY PUBLIC

My commission expires: 7-23-95

*I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.*

Debra Ambrose
*Affiant*

*Subscribed and sworn to before me this 6th day of December, 1993.*

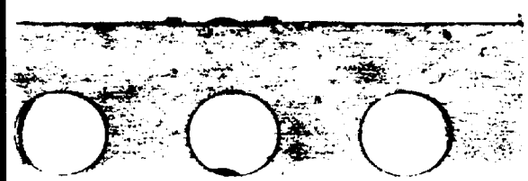
Tammy R Payne
*Notary Public*

*My commission expires:* 7-23-95

99470
IDENTIFICATION REFERENCE

93 DEC 22 AM 8:41
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

7007 12/22 0101 03CHECK 508.50



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

RECEIVED OF _____

FOR _____

BOOK 9195 PAGE 286

| | | |
|---|---|---|
| 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 |
| | | | | 135000.00 |
| | | | | CON TX 499.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 508.50 |
| | | | | CHECK 508.50 |
| 12/22/93 | 01 | | | 08:42 0001 7007 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

99470
IDENTIF. # REFERENCE

93 DEC 22 AM 8:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 736970