36792

IDENTIF. & REFERENCE

24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9305 PAGE 730

97 APR -7 PM 2:19

REGISTER

ADDRESS NEW OWNER:
Toby N. Tate and Stacey D. Tate
212 West Cedar Street
Goodlettsville, TN 37072

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Southeastern Mortgage of Tennessee, Inc.
565 Marriott Drive, Suite 250
Nashville, TN 37214

MAP AND PARCEL:
MAP 25-4
PARCEL 42
GO 15624

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mark K. Stephens and wife, L'Oreal J. Stephens, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Toby N. Tate and wife, Stacey D. Tate, as tenants by the entirety , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot 10, on the Map of W. C. Moncrief's Subdivision at Goodlettsville of a part of the Mathes Subdivision and being all of the property described in Deed Book 7013, Page 583, Register's Office, Davidson County, Tennessee, and further described according to a mortgage loan inspection by Campbell Surveying Co., Inc., 2424 21st Avenue S, Suite 201, Nashville, TN 37212, License No. 1673, dated 3/2/94, as follows:

BEGINNING at a point in the southerly margin of West Cedar Street at the corner of Lots 9 and 10; thence with the margin of West Cedar Street N 89 deg. E, 75 feet to the corner of said Lots 10 and 11; thence with the line between said lots S 2 deg E, 150 feet to a point; thence S 89 deg W, 100 feet to the corner of Lots 9 and 10; thence with the line between said lots northerly 152 feet to the point of beginning.

Being the same property conveyed to Mark K. Stephens and wife, L'Oreal J. Stephens, by deed from Virginia Faye Lawrence and husband, James R. Lawrence of record in Book 7013, Page 583, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This is improved property known as 212 West Cedar Street, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Toby N. Tate and wife, Stacey D. Tate, their heirs and assigns, forever; and we, Mark K. Stephens and wife, L'Oreal J. Stephens 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 and representatives, to warrant and forever defend the title to the said

land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 5th day of April, 1994.

Mark K. Stephens

L'Oreal J. Stephens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mark K. Stephens and wife, L'Oreal J. Stephens the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of April, 1994.

NOTARY PUBLIC

My Commission Expires: 7-1-97

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 59,000.00.

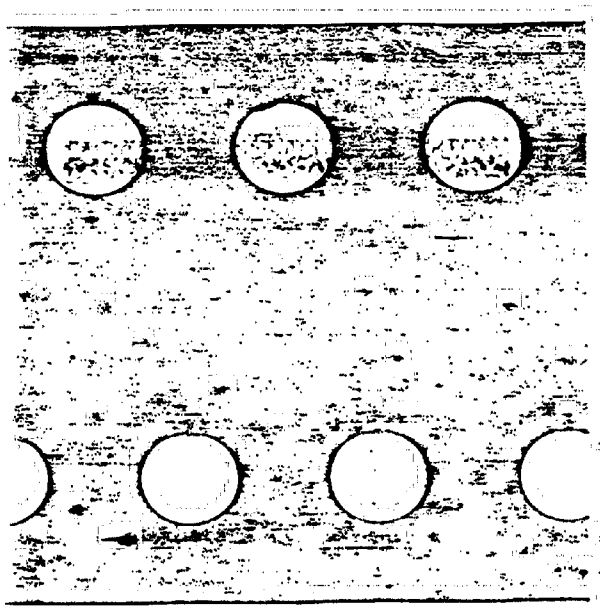
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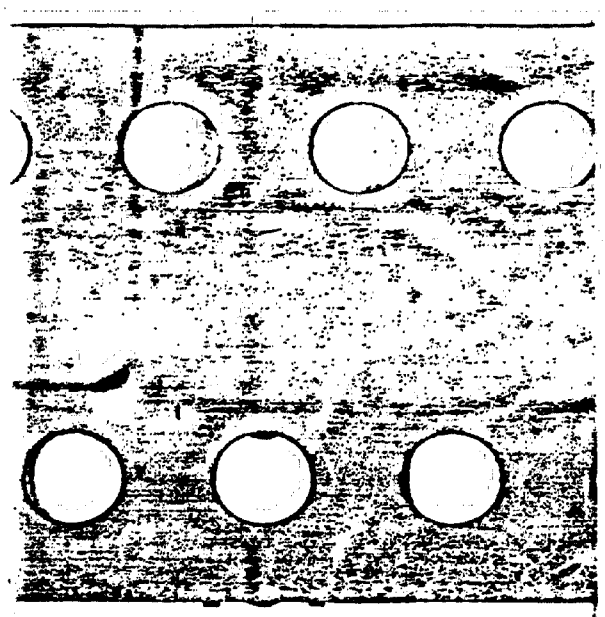
Subscribed and sworn to before me this 5th day of April, 1994.

NOTARY PUBLIC

My Commission Expires: 7-1-97

1582 04/07 0101 03CHECK 27.30





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

RECEIVED OF 15B3 04/07 0101 ~~03CHECK~~ ~~200.00~~

FOR

BOOK 9305 PAGE 732

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	59000.00
			CON TX	18.30
			PRFEE	1.00
			WDEED	8.00
			~~TOTAL~~	~~27.30~~
			~~CHECK~~	~~27.30~~
04/07/94	01	14:20 0001	1582	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 APR -7 PM 2:1
FELIX Z. WILSON, REGIS
DAVIDSON COUNTY, TN

IDENTIF. ↑ REFERENCE 36792

VOID
CON TX 18.30-
CON TX 218.30
~~TOTAL~~ ~~200.00~~
~~CHECK~~ ~~200.00~~
04/07/94 01 14:20 0001 1583

TOTAL $227.30

No. 776823