BOOK 9395 PAGE 815

Realty 48

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

Diedre S Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES: June 28, 1995
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lassiter, Tidwell and Trentham, 428 Wilson Pike Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Diedre S. Nelson (NAME) | First Tennessee Bank (NAME) | 171-02-0-A 094.00 |
| 246 Glenstone Circle (ADDRESS) | P. O. Box 351 (ADDRESS) | |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | Memphis, TN 38101 (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Gregory T. Stelzer and wife, Linda E. Myers Stelzer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Diedre S. Nelson, unmarried

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:

Land in Davidson County, TN, being Unit No. 94 on the Plan of Brentwood Villa, Phase 3B, of record in Book 6900, Page 4 and Book 6900, Page 329, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregory T. Stelzer and wife, Linda E. Myers by deed from Radnor Homes, Inc. of record in Book 8014, Page 136, Register's Office for Davidson County, TN. Linda E. Myers and Linda E. Stelzer are one and the same person.

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

Subject to Master Deed of record in Book 6923, Page 943; Book 7035, Page 115; Book 7101, Page 730; Book 7143, Page 18; Book 7266, Page 84; Book 7423, Page 574; Bylaws in Book 6923, Page 986; Book 7423, Page 567; Easement in Book 5155, Page 164; Charter in Book 6924, Page 5; Storm Water Detention Agreement in Book 6385, Page 814, and all matters shown on the Plan of Record.

94 JUL -1 PM 3:09
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

2725 07/01 0101 03CHECK 438.20

unimproved ( ) is improved ( X ) property, known as 246 Glenstone Circle, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of June 19 94

Gregory T. Stelzer

Linda E. Myers Stelzer

BOOK 9395 PAGE 816

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory T. Stelzer and wife, Linda E. Myers Stelzer

the bargainor s, with whom I am personally acquainted or 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 Brentwood, Tennessee, this 30th day of June, 19 94

Commission expires June 28, 1995

Notary Public

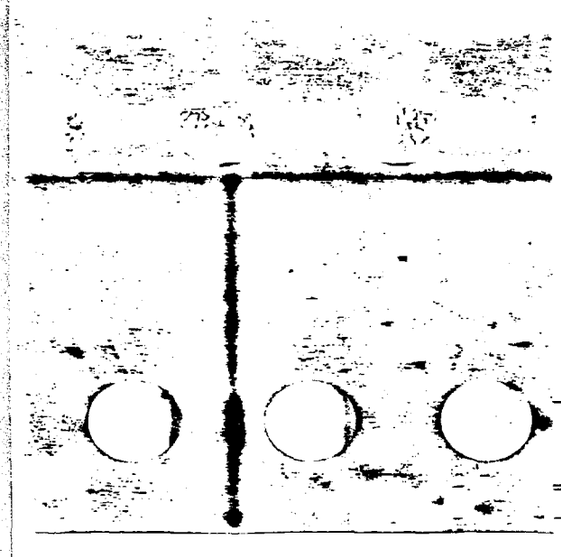
STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 9395 PAGE 817

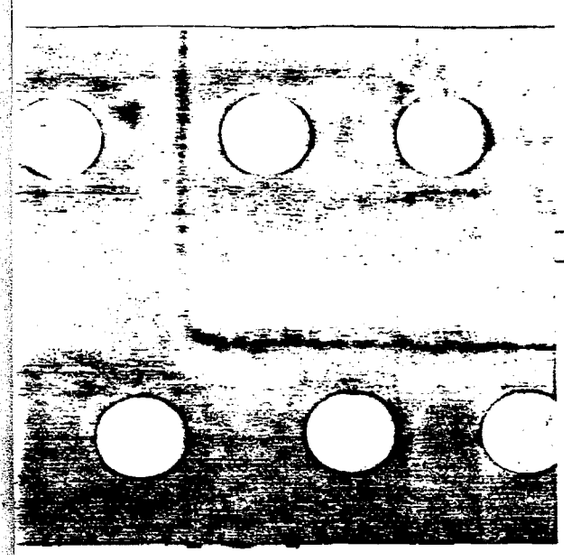
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | CAMT |
|---|---|
| | 116000.00 |
| CON TX | 429.20 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 438.20 |
| CHECK | 438.20 |

07/01/94 01 15:09 0001 2725

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



67139
IDENTIF. & REFERENCE

94 JUL -1 PM 3:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 809383