STEVEN G. WATERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Nov. 20, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,941.63

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Steven G. Waters, Attorney, 3401 West End Avenue, Suite 670, Nashville, Tennessee 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John B. Livingston (NAME) | First Union Mortgage Corporation (NAME) | 150-03-0 053.00 |
| 3305 Shakertown Court (ADDRESS) | P. O. Box 12701 (ADDRESS) | 2DX 03431 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Roanoke, VA 24027-2701 (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, Mitchell T. Stephens and wife, Helen M. Stephens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John B. Livingston, 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, Tennessee, being Lot No. 42 on the Plan of The Country Subdivision, Section 2, of record in Book 5050, page 40, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mitchell T. Stephens and wife, Helen M. Stephens by deed from Joe F. Jacobs and wife, Lou Anne Jacobs of record in Book 6497, page 519, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 5111, page 606, said Register's Office.

Grantees herein jointly and severally hereby assume and convenant to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Mitchell T. Stephens and wife, Helen M. Stephens and delivered to First Union Mortgage Corporation in the amount of Sixty Nine Thousand and 00/100 Dollars ($69,000.00) dated April 16th, 1987, and that certain Deed of Trust, securing said Promissory Note of even date therewith, upon the property conveyed in the Deed, which Deed of Trust is recorded in Book 7213, page 316, in the Davidson County, Register of Deeds Office, including, but not limited to, the obligation to repay the debt. Escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

This is unimproved ( ) improved (X) property, known as 3305 Shakertown Court, Antioch, TN 37013
(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

Mitchell T. Stephens

Helen M. Stephens

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mitchell T. Stephens and wife, Helen M. Stephens + John B. Livingston

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 Nashville, Tennessee, this 30th day of June, 19 94.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov. 20, 1996

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

67577

IDENTIF. & REFERENCE

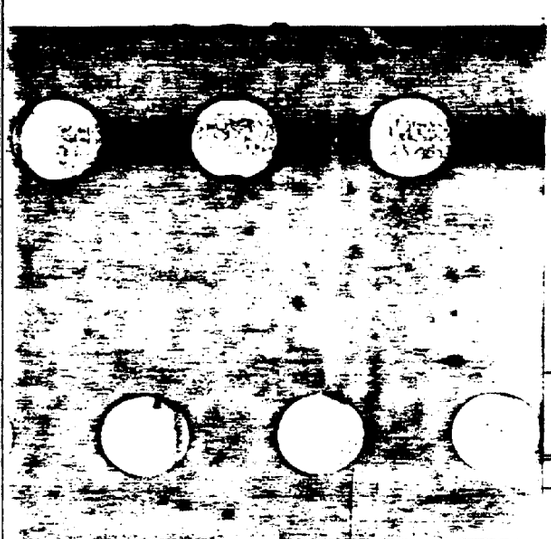
94 JUL -5 AM 10:54

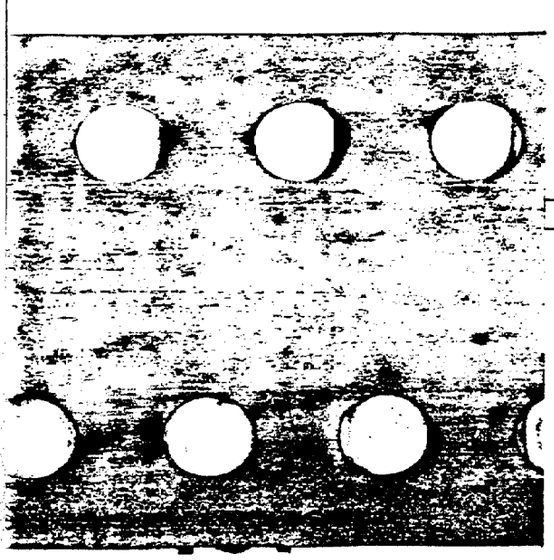
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3174 07/05 0101 03CHECK



286.13





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

RECEIVED OF 3175 07/05 0101 03CHECK ~~74941.33~~

FOR

BOOK 9397 PAGE 230

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | ~~CON TX 74941.33~~ |
| | | | | CON TX 277.13 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | ~~TOTAL 75227.46~~ |
| | | | | ~~CHECK 75227.46~~ |
| 07/05/94 | 01 | 10:55 0001 | 3174 | |

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

67577
IDENTIF. & REFERENCE

94 JUL -5 AM 10: 55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

VOID
CON TX 74941.33-
CAMT 74941.33
~~TOTAL 74941.33-~~
~~CHECK 74941.33-~~

07/05/94 01 10:56 0001 3175

TOTAL $286.13

No. 809828