BOOK 9535 PG 396

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13754

THIS INSTRUMENT WAS PREPARED BY
WILLIAMS, SMITH & DOZIER, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
TANYA SHEA STEPHENS	North American Mortgage 4301 HILLSBORO ROAD, SUITE 328	Map # 120-2
1306 VENUS DRIVE NASHVILLE, TENNESSEE 37217	NASHVILLE, TN 37215	Parcel # 92

FOR AND IN CONSIDERATION, of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **CAROL L. WHEELER, UNMARRIED** (herein "Grantor"), does hereby transfer and convey unto **TANYA SHEA STEPHENS, UNMARRIED** , her successors and/or assigns (herein "Grantee"), a certain tract or parcel of real property in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Stardust Acres as of record in Book 1424, Page 92, Register's Office for said County.

Said Lot No. 31 fronts 60 feet on the north side of Venus Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to M. Donald Wheeler and wife, Carol L. Wheeler by deed from Andrew C. Bateman and wife, Mildred H. Bateman, of record in Book 3132, Page 293, and conveyed to Carol L. Wheeler by quitclaim deed from M. Donald Wheeler of record in Book 7261, Page 192, Register's Office for Davidson County, Tennessee.

This land is improved property known as **1306 VENUS DRIVE, NASHVILLE, TENNESSEE 37217**.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said Grantee, his/her heirs, successors and assigns forever.

The said Grantor does hereby covenant with the Grantee that she is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1994 which are prorated at the date of closing.

2. Matters set forth on the Plan of Stardust Acres, of record in Plat Book 1424, Page 92, Register's Office for Davidson County, Tennessee.

3. Water Main Easement of record in Book 1710, Page 98, Register's Office for Davidson County, Tennessee.

4. All other easements or restrictions of record, if any, in said Register's Office.

Except as set forth above, the undersigned Grantor does further covenant and bind herself, and her heirs, successors and assigns to warrant and forever defend the title to said land to the said Grantee, his/her heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

Whenever 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 undersigned has executed this instrument this **30th** day of **November**, **1994**.

Carol L. Wheeler
CAROL L. WHEELER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9535PG397

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CAROL L. WHEELER, UNMARRIED**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **November, 1994**.

Elizabeth L. Bernard
Notary Public
My Commission Expires: 11/23/97

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is **$ 56,500.00**.

Tanya Shea Stephens
TANYA SHEA STEPHENS

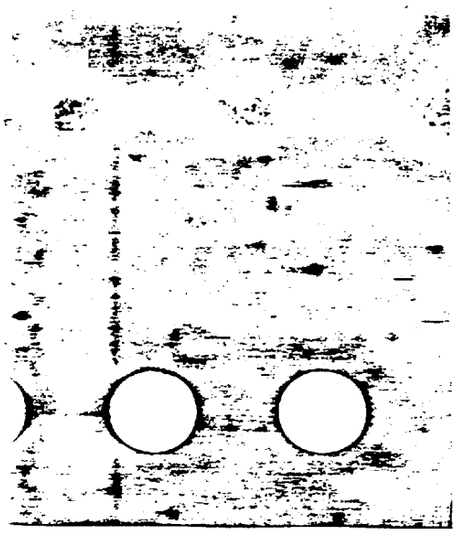
Sworn to and subscribed before me this **30th** day of **November, 1994**.

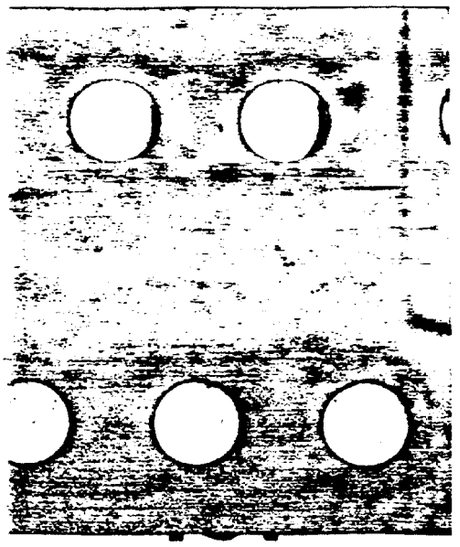
Elizabeth L. Bernard
NOTARY PUBLIC
My Commission Expires: 11/23/97

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WD-W&S.DOC
File No. 1452

TENNESSEE TITLE & ESCROW CO.
Title Co. T.G. No.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9535 PG 398

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 56500.00
CON TX 209.05
PRFEE 1.00
WDEED 8.00
TOTAL 218.05
CHECK 218.05

12/01/94 01 16:22 0001 9231

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13754
IDENTIF. & REFERENCE

94 DEC -1 PM 4:21

REGISTER
DAVIDSON COUNTY, TN.

No. 859248