19562

IDENTIF. & REFERENCE SOB

This Instrument Prepared By:
**Stokes & Bartholomew, P.A.**
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

SI DEC 22 AM 10:21

**ADDRESS NEW OWNER:**
Keven M. Littleton
3525 Donna Kay Drive
Nashville, Tennessee 37211

**SEND TAX BILL:**
*To Mortgagee*

**MORTGAGEE:**
GMAC Mortgage Corporation of PA
8360 Old York Road
Elkins Park, PA 19117-1590

**MAP AND PARCEL:**
MAP 134-9
GROUP
PARCEL 21

## WARRANTY DEED

BOOK 9553 PG 329

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Stephen G. Samples and wife, Joyce R. Samples, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Keven M. Littleton, hereinafter called the Grantee, his 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. 45 on the Plan of Section Three, Addition to Greenwood Hills, of record in Book 5200, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Stephen G. Samples and wife, Joyce R. Samples by deed from William C. Gregory and wife, Eleanor Gregory, as of record in Book 6012, page 797, Register's Office for Davidson County, Tennessee.

This is improved property known as 3525 Donna Kay Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which have been paid.
2. Restrictive covenants of record in Book 5259, page 933, said Register's Office.
3. All matters as shown on the plan of record in Book 5200, page 33, said Register's Office.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Keven M. Littleton, his heirs and assigns, forever; and we, Stephen G. Samples and wife, Joyce R. Samples, do covenant with the said Grantee 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 Grantee, his 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 20th day of December, 1994.

Stephen G. Samples

Joyce R. Samples

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stephen G. Samples and wife, Joyce R. Samples, 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 20th day of December, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 105,000.00.

AFFIANT

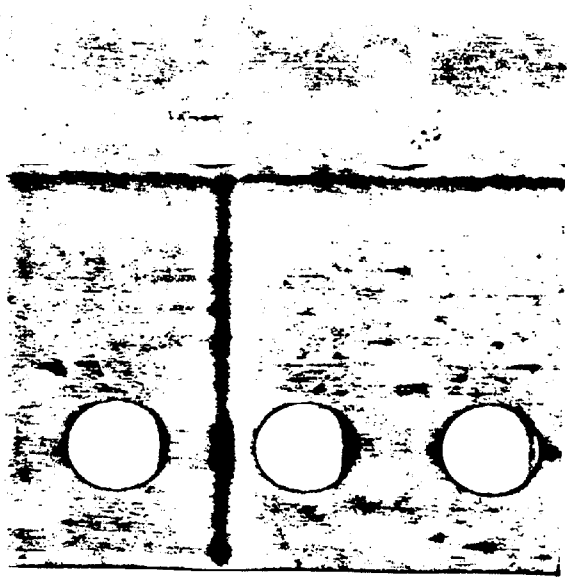
Subscribed and sworn to before me
this 20th day of December, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

5653 12/22 0101 03CHECK 397.50



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

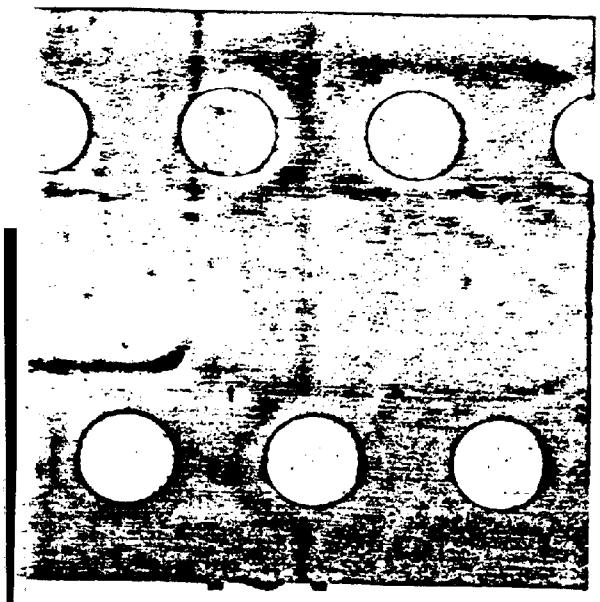
**FOR** _____

BOOK 9553 PG 331

| | | |
|---|---|---|
| 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
105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50
12/22/94 01 10:20 0001 5653



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

19562
IDENTIF. ✦ REFERENCE

94 DEC 22 AM 10: 22

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 865574