NAME AND ADDRESS OF NEW OWNERS:
Harvard W. Stephens
905 32nd Avenue North
Nashville, TN 37209

SEND TAX BILLS TO:
Harvard W. Stephens
612 Hill Road
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
KIOUS, HALL & ANGLIN
An Association of Attorneys
1535 West Northfield Blvd.
8 Lincoln Square
Murfreesboro, TN 37129

BOOK 9611 PG 21

WARRANTY DEED

(Map 92.05, Parcel 209)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JARETHEA D. POWELL, married, DAVID R. DONNELL married, and WADE W. DONNELL, JR., unmarried**, have bargained and sold and do hereby transfer and convey unto **HARVARD W. STEPHENS and BARBARA N. STEPHENS, husband and wife**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> BEING Lots 7 and 8, BLOCK 29, MAP OF FISK UNIVERISTY PLACE, as shown by plat and survey appearing of record in Book 421, pages 4 & 5, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description.
>
> BEING the same property conveyed to Wade W. Donnell and wife, Mattie B. Donnell by Installment Deed of record in Book 1849, page 326, of said Register's Office. The said Wade W. Donnell died intestate leaving said property to Mattie B. Donnell by tenants by the entirety. The said Mattie B. Donnell died intestate January 26, 1981, with her interest in said property passing to her three children, Jarethea D. Powell, David R. Donnell and Wade W. Donnell, Jr., by intestate succession.
>
> SUBJECT to any and all easements and restrictions as shown on plat of record in Book 421, pages 4 & 5, of said Register's Office.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs, and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 1995 real property taxes which will be prorated at closing and assumed by the grantees.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

CHARLES POWELL, husband of JARETHEA D. POWELL, and CARMELIA J. DONNELL, wife of DAVID R. DONNELL, hereby join in this conveyance and hereby convey any and all interest they may have in said property to the Grantees.

WITNESS OUR HANDS AND SIGNATURES on this 22nd day of February, 1995.

Jarethea D. Powell
JARETHEA D. POWELL

Charles Powell
CHARLES POWELL

WITNESS OUR HANDS AND SIGNATURES on this 24th day of February, 1995.

David R. Donnell
DAVID R. DONNELL

Carmelia J. Donnell
CARMELIA J. DONNELL

Wade W. Donnell Jr.
WADE W. DONNELL, JR.

STATE OF INDIANA)
:ss
COUNTY OF MARION)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JARETHEA D. POWELL and CHARLES POWELL**, the within named 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 instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 22ND day of February, 1995.

My Commission Expires:
1-12-98

Notary Public
PAMELA P. STALLWORTH

BOOK 9611 PG 23

STATE OF ALABAMA)
:ss
COUNTY OF Jefferson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DAVID R. DONNELL and CARMELIA J. DONNELL**, the within named 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 instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 24 day of February, 1995.

My Commission Expires:

April 16 1997

Willie T Etheridge
Notary Public

STATE OF ALABAMA)
:ss 4184480703
COUNTY OF Jefferson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **WADE W. DONNELL, JR.**, 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 executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 24 day of February, 1995.

My Commission Expires:

April 16 1997

Willie T Etheridge
Notary Public

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$14,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of ~~February~~ March, 1995.

My Commission Expires:

3-28-98

Notary Public

39282

IDENTIF. ↑ REFERENCE

95 MAR -3 PM 3:04

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

MAIL ENV.

7298 03/03 0101 03CHECK 64.80



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

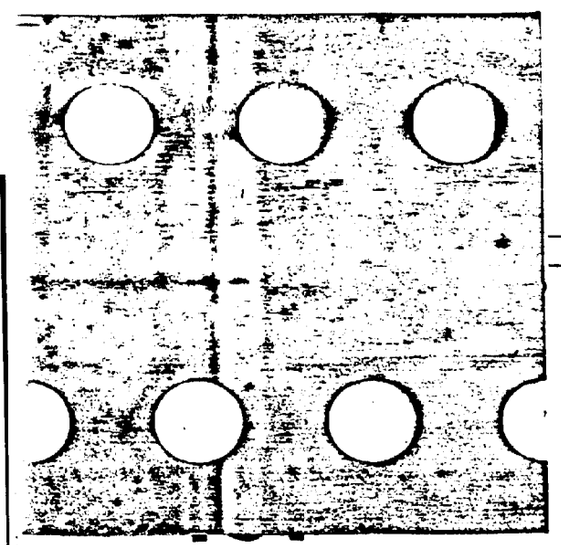
RECEIVED OF _____

FOR _____

BOOK 9611 PG 24

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	14000.00
CON TX	51.80
PRFEE	1.00
WDEED	12.00
TOTAL	64.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 64.80

03/03/95 01 15:04 0001 7298

39282
IDENTIF. ↑ REFERENCE

95 MAR -3 PM 3:04
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 886946