9641

BOOK 9641 PG 906

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 252,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires
November 20, 1996

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Knox	Commander Financial Corporation	160-11-B-14CO
(NAME)	(NAME)	
5428 Stonebox Lane	2520 Fairmont Street	06DU 82079
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Dallax, TX 75201	
(CITY) (STATE) (ZIP)	(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, Leslie J. Austin and wife, Lynda S. Austin, d/b/a Keystone Construction

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Knox and wife, Cynthia Knox

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 Lot No. 14 on the Plan of Stone Box Creek, of record in Book 6900, page 103, as amended by Surveyor's Certificate of Correction of record in Book 7048, page 81, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Leslie J. Austin and wife, Lynda S. Austin, d/b/a Keystone Construction, by deed from NationsBank of Tennessee, a state banking association, formerly known as Sovran Bank/Tennessee, of record in Book 9273, Page 258, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, page 103, as amended in Book 7048, page 81; Declaration of covenants, conditions and restrictions of record in Book 7022, page 556, and amended & restated in Book 7267, page 329, Reaffirmation of Declaration of covenants, conditions and restrictions and conveyance of open space in Book 9163, page 85, amended and restated in Book 9423, page 513; easements in Book 4952, page 178, Book 4952, page 185, Boo 971, page 368; Dedicaton of common area to Stone Box Creek Co-Operative Association in Book 7267, page 360, Deed of conveyance for department of water and sewerage services in Book 7542, page 390 and Book 7542, page 434; non-exclusive easement and right-of-way for driveway ingress & egress servings Lots 13 & 14 in Book 9320, page 650; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5428 Stonebox Lane, 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 31st day of March 19 95

Leslie J. Austin

Lynda S. Austin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9641 PG 907

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie J. Austin and wife, Lynda S. Austin, d/b/a Keystone Construction

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 31st day of March 19 95.

Commission expires 11/20/96

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 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

JUDY S. [illegible]
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires November 20, 1996

WARRANTY DEED

FROM

Leslie J. Austin and wife, Lynda S. Austin

TO

David Knox and wife, Cynthia Knox

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

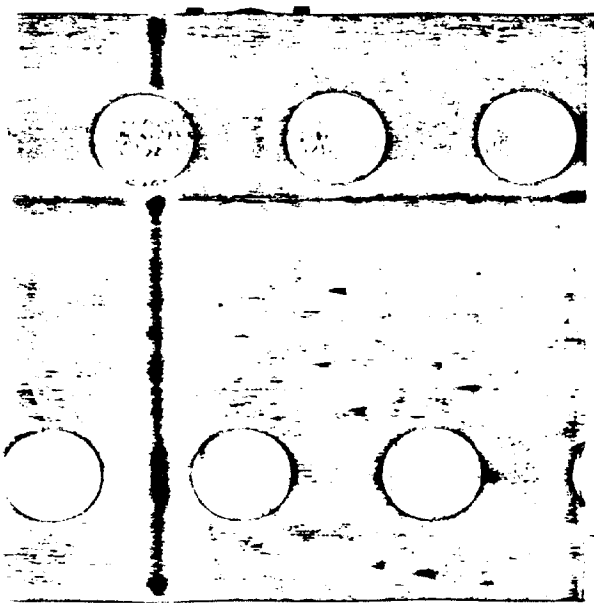
96 APR 10 PM 1:41

IDENTIFICATION REFERENCE

50275

9644-04/10 0101 03CHECK

942.51



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

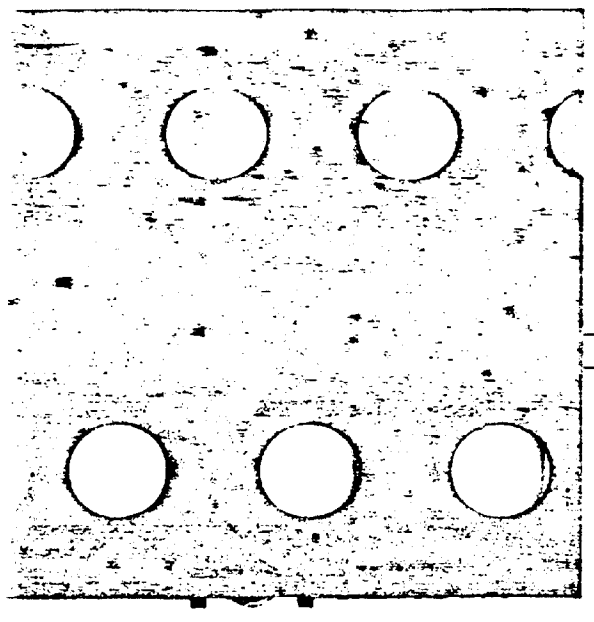
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9641 PG 908

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 252300.00
CON TX 933.51
PRFEE 1.00
WDEED 8.00
TOTAL 942.51
CHECK 942.51

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/10/95 01 13:41 0001 9464

50275
IDENTIFICATION REFERENCE

95 APR 10 PM 1:41

DAVIDSON CO. TN.

No. 898966