22

BOOK 9903 PG 90

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 37291
Dav. Co. File: Box 8

95 DEC 29 AM 11:40
FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE 0136357

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Theodore M. Saal<br>Betty E. Saal<br>4613 Chalmers Drive<br>Nashville, TN 37215 | SAME |

**TAX MAP-PARCEL NUMBERS: 131-10-26 16DA 30650**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **L.C. Stephenson and spouse, Dorothy S. Stephenson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Theodore M. Saal and spouse, Betty E. Saal,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 124 on the plan of Section Two, First Addition, Seven Hills, of record in Plat Book 2663, page 51, Register's Office for said County.

SAID Lot No. 124 fronts 143.3 feet on the westerly margin of Chalmers Drive and extends back 317.9 feet on the northerly line and 246.1 feet on the south line to a dead line in the rear, measuring 169.2 feet thereon.

BEING the same property conveyed to L. C. Stephenson and wife, Dorothy S. Stephenson by deed from Karl E. Haury and Reese L. Smith, Jr. of record in Book 2800, page 273, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

**This is improved property, known as:** 4613 Chalmers Drive, Nashville, TN 37215

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 27th day of December, 1995.

L.C. Stephenson — **L.C. Stephenson**

Dorothy S Stephenson — **Dorothy S. Stephenson**

**State of Tennessee**
**County of Davidson**

On this 27th day of December, 1995, before me the undersigned authority, personally appeared **L.C. Stephenson** and **Dorothy S. Stephenson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

**State of Tennessee**
**County of Davidson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 174500.00

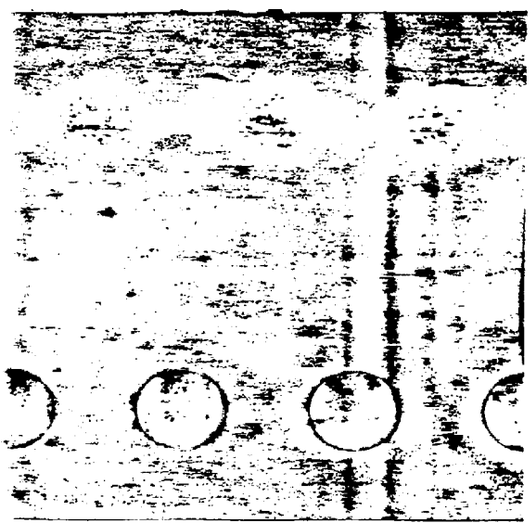
Donna N. Leaver
Affiant

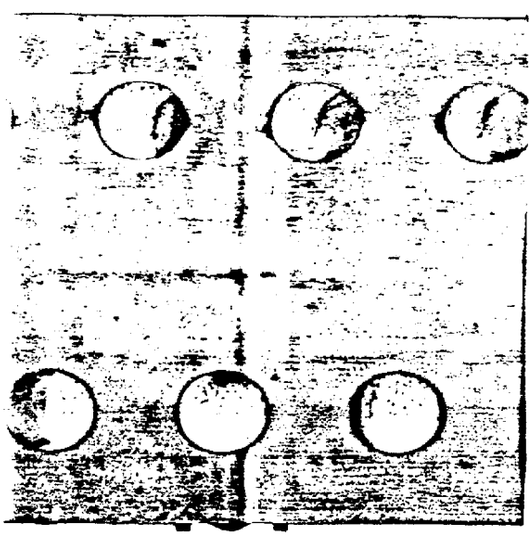
Sworn and subscribed before me on the 27th day of December, 1995.

_____ Notary Public

My Commission Expires: 7/6/97

2948 12/29 0101 03CHECK 654.65





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 174500.00
CON TX 645.65
PRFEE 1.00
WDEED 8.00
TOTAL 654.65
CHECK 654.65

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

12/29/95 01 11:40 0001 2948

0136357
IDENTIF. ↑ REFERENCE

95 DEC 29 AM 11:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 991330