BOOK 9954PG954

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $110,000.00 Valeria Dale Giles **AFFIANT** Subscribed and sworn to before me, this 15th day of February, 1996 Notary Public My Commission Expires: 11/22/97

Address New Owners As Follows: Valeria Dale Giles
820 Billingsgate Court
Antioch, TN 37013

Send Tax Bills To: Columbia National
P.O. Box 3050
Columbia, MD 21045-6050

Map-Parcel Number: 149-1B-64 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TODD ALAN STARK AND WIFE, DIANE LYNN STARK** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **VALERIA DALE GILES**, hereinafter called the Grantee, her heirs

and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 273 on the Plan of Phase III, Piccadilly Square, of record in Book 6250, page 892 thru 894, 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 Todd Alan Stark and wife, Diane Lynn Stark by deed from Kadel, Inc., a Tennessee corporation, of record in Book 9001, page 866, Register's Office for Davidson County, Tennessee.

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6250 page 892 thru 894, Register's Office for said County.

3. Restrictive covenants of record in Book 6236, page 680, as amended in Book 6295, page 506; Book 6295, page 520; Book 6295, page 534; Book 6300, page 409; recorded in Book 6306, page 833; Book 6496, page 100; Book 6496, page 107; Book 6496, page 114; Book 6518, page 194; Book 6518, page 190, and Book 6830, page 739, Register's Office for said County.

This is improved property known as 820 Billingsgate Court, Antioch, Tennessee 37013

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, her heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful

claims of all person 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 hands this 14th day of February, 1996.

Todd Alan Stark
Todd Alan Stark

Diane Lynn Stark
Diane Lynn Stark

STATE OF COLORADO)
COUNTY OF Eagle)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TODD ALAN STARK**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of February, 1996.

Catherine B. Dunford
Notary Public

NOTARY PUBLIC STATE OF COLORADO

My Commission Expires: My Commission Expires 9/8/99
0011 W. Beaver Creek Blvd.
Avon, CO 81620

STATE OF COLORADO)
COUNTY OF Eagle)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DIANE LYNN STARK**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of February, 1996.

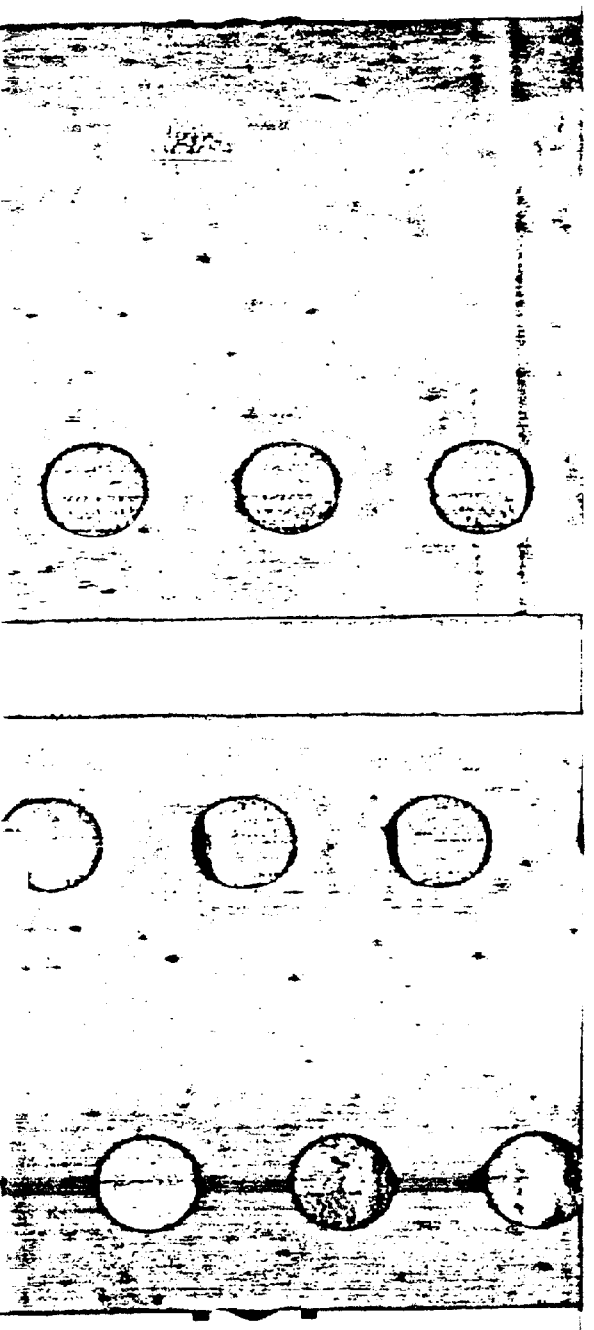
Catherine B. Dunford
Notary Public

NOTARY PUBLIC STATE OF COLORADO

My Commission Expires: My Commission Expires 9/8/99
0011 W. Beaver Creek Blvd.
Avon, CO 81620

95 FEB 22 PM 1:41
DAVIDSON COUNTY, TN.
462 02/22 0101 03CHECK 420.00

IDENTIFICATION REFERENCE
0152700



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9954 PG 957

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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 12.00
TOTAL 420.00
CHECK 420.00

02/22/96 01 13:44 0001 0462

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0152700
IDENTIF. & REFERENCE

96 FEB 22 PM 1:42
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1008625