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

BOOK 9962 PG 59

ADDRESS NEW OWNER:
James C. Stephens and Tracye L. Stephens
1718 Southwind Drive
Nashville, Tennessee 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Guaranty Trust Company
726 South Church Street
Murfreesboro, TN 37133-1218

MAP AND PARCEL:
MAP 135-01
GROUP
PARCEL 38

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Stanley S. Sloan and wife, Norma C. Sloan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James C. Stephens and Tracye L. Stephens, both unmarried persons, Tenants in Common with the Right of Survivorship, 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, Tennessee, being Lot No. 167 on the Plan of Town Park Estates, of record in Book 3300, pages 64 and 65, 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 Stanley S. Sloan and wife, Norma C. Sloan by deed from Manuel Construction Company, a Tennessee corporation, as of record in Book 3460, page 439, Register's Office for Davidson County, Tennessee.

This is improved property known as 1718 Southwind Drive, Nashville, TN 37217.

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 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Restrictive covenants of record in Book 3400, page 120, as amended in Book 3436, page 43, said Register's Office.
3. All matters as shown on the plan of record in Book 3300, pages 64 and 65, 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 James C. Stephens and Tracye L. Stephens, both unmarried

persons, Tenants in Common with the Right of Survivorship, their heirs and assigns, forever; and we, Stanley S. Sloan and wife, Norma C. Sloan, 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 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 28th day of February, 1996.

0154972
IDENTIF. & REFERENCE

96 FEB 29 PM 1:35
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

Stanley S. Sloan

Stanley S. Sloan

Norma C. Sloan

Norma C. Sloan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stanley S. Sloan and wife, Norma C. Sloan, 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 28th day of February, 1996.

R. L. MOORE NOTARY PUBLIC 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 $ 95,000.00.

Dracyl L. Stephens
AFFIANT

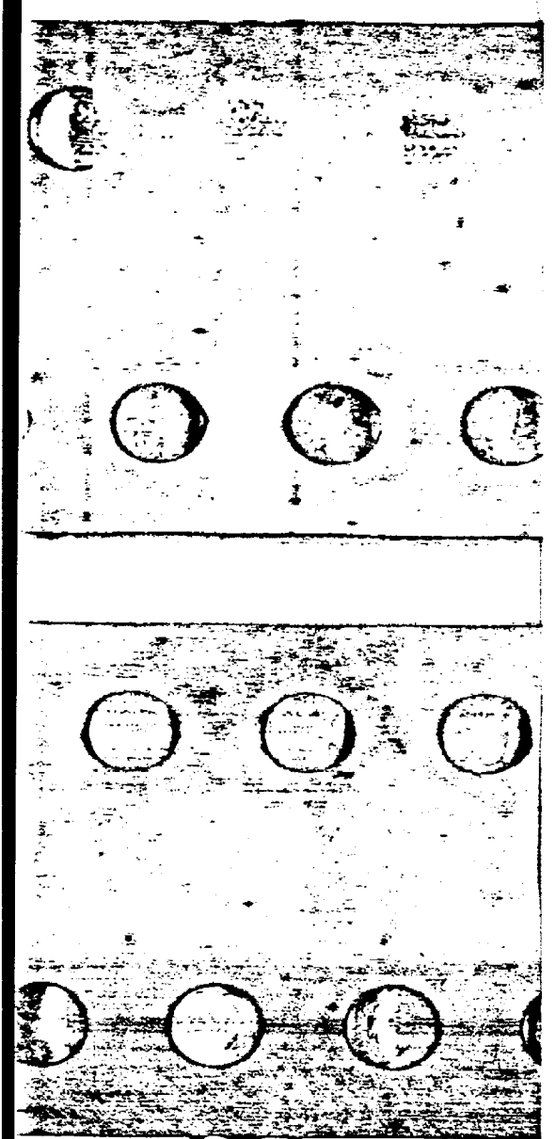
R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Subscribed and sworn to before me this 28th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

2000 02/29 0101 03CHECK 360.50



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

RECEIVED OF _____

FOR _____

BOOK 9962 PG 61

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

02/29/96 01 13:37 0001 2900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0154972 IDENTIF. # REFERENCE

96 FEB 29 PM 1:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1011038