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

BOOK 10017 PG 284

**ADDRESS NEW OWNER:**
Steven P. Timmons and Susan E. Timmons
3925 Atkins Drive
Nashville, Tennessee 37211

**SEND TAX BILL:**
*To Mortgagee*

**MORTGAGEE:**
SunTrust Bank, Nashville, N.A.
P.O. Box 305110
Nashville, Tennessee 37230-5110

**MAP AND PARCEL:**
MAP 133-12
GROUP
PARCEL 198

## 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, Randall J. Ray and wife, Anita G. Ray, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steven P. Timmons and wife, Susan E. Timmons, 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. 40 on the Plan of Section Two, Greenwood Hills, of record in Plat Book 4955, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Randall J. Ray and wife, Anita G. Ray by deed from Gary V. Heath and wife, Janet L. Heath, as of record in Book 7803, page 74, Register's Office for Davidson County, Tennessee.

This is improved property known as 3925 Atkins Drive, Nashville, TN 37211.

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 1996 Metropolitan Government Property Taxes and subsequent years thereafter.
2. All matters shown on the Plan of record in Book 4955, page 31, in said Register's Office.
3. Restrictive Covenants contained in an instrument of record in Book 5071, page 50, 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 Steven P. Timmons and wife, Susan E. Timmons, their heirs and assigns, forever; and we, Randall J. Ray and wife, Anita G. Ray, 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 15th day of April, 1996.

Randall J. Ray

Anita G. Ray

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Randall J. Ray and wife, Anita G. Ray, 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 15th day of April, 1996.

NOTARY PUBLIC

My Commission Expires:

R L MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 83,500.00.

AFFIANT

Subscribed and sworn to before me
this 15th day of April, 1996.

NOTARY PUBLIC

My Commission Expires:

R L MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

0171971

IDENTIF. & REFERENCE

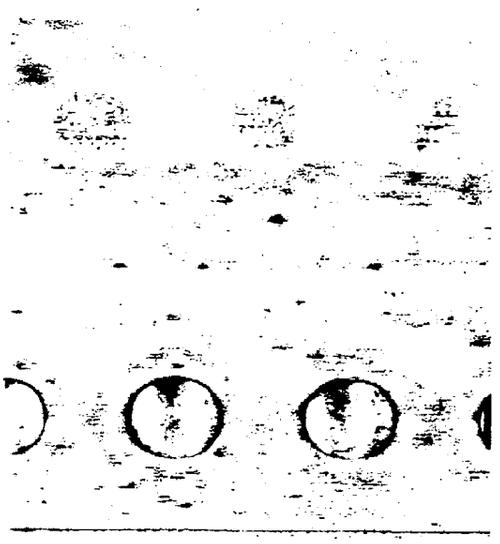
96 APR 15 PM 3:37

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



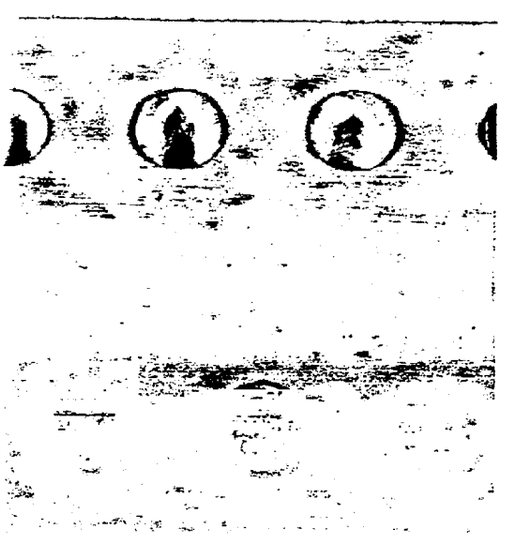
RECEIVED OF _____

FOR _____

BOOK 10017 PG 286

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | AMT 83500.00 |
| | | | | DEED TX 308.95 |
| | | | | PRFEE 1.00 |
| | | | | MTGEE 8.00 |
| | | | | TOTAL 317.95 |
| | | | | CHECK 317.95 |
| | | | 04/16/96 | 01 13:37 0001 1161 |



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01171971

IDENTIF. & REFERENCE

96 APR 16 PM 1:37

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1029116