Realty 48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,501.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

10025 486

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Thomas Fox (NAME)	North American Mortgage Company (NAME)	160-12-0-160.00
5708 Spring House Way (ADDRESS)	4301 Hillsboro Road, Suite 328 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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, Donald M. Sabin and wife, Patricia L. Sabin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Thomas Fox and wife, Marilyn Trees Fox

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. 208 on the Plan of a Resubdivision of Lots 207 and 208, Phase 4, Hearthstone, of record in Book 6050, Page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Lemmon (1/2 undivided interest) and Donald M. Sabin and wife, Patricia L. Sabin (1/2 undivided interest) by deed from Peggy DePriest Melvin, now known as Peggy Depriest, unmarried of record in Book 6846, Page 678, Register's Office for Davidson County, TN. Robert J. Lemmon having since died, and his interest having passed to Patricia L. Sabin.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 5409, Page 485 and Book 6140, Page 81 and Book 7053, Page 982, and all matters shown on the Plan of Record.

01714546

IDENTIFICATION REFERENCE

96 APR 24 PM 1:41

6176 04/24 0101 03CHECK 861.86

unimproved ( )
This is improved (X) property, known as 5708 Spring House Way, 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 19th day of April 19 96

Donald M. Sabin

Patricia L. Sabin

STATE OF TENNESSEE

BOOK 10025 PG 487

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald M. Sabin and wife, Patricia L. Sabin

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 19th day of April, 1996.

Commission expires May 16, 1999

Notary Public

STATE OF TENNESSEE

COUNTY OF

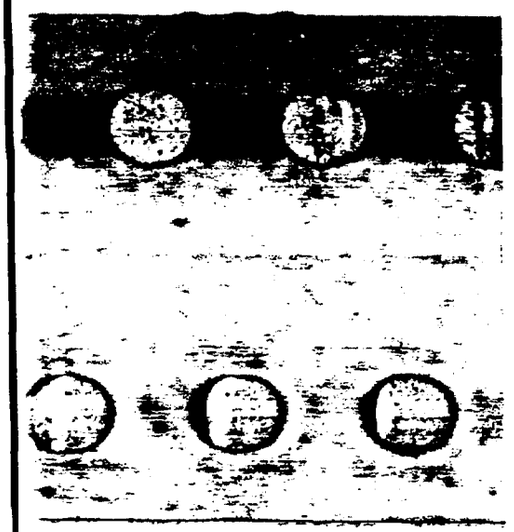
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

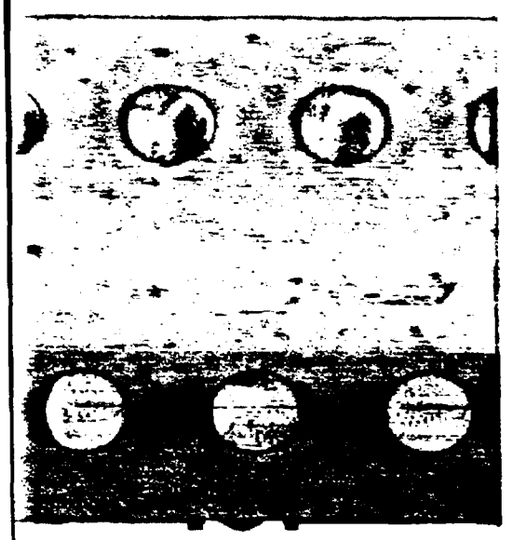
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____

Notary Public





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

RECEIVED OF _____

FOR _____

RDBK 10025 PG 488

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 230501.00
CON TX 852.86
PRFEE 1.00
WDEED 8.00
TOTAL 861.86
CHECK 861.86

04/24/96 01 11:31 0001 6176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174546
IDENTIF. & REFERENCE

96 APR 24 AM 11:31

DAVIDSON COUNTY, TN.

No. 1031821