10093-361

FILE BOX 45

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~85,000.00~~

Velma Dotson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 96

LOVELLE J. EATHERLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lovelle J. Eatherly
Notary Public

MY COMMISSION EXPIRES: ~~MAY 24, 1997~~ 11/22/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Velma L. Dotson (NAME) | First Investment Company (NAME) | MAP 75-11 |
| 4312 Baton Rouge Drive (ADDRESS) | 4300 East Broad, P. O. Box 729 (ADDRESS) | PARCEL 164 |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | Columbus, Ohio 43216 (CITY) (STATE) (ZIP) | 4D024665 |

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, Celeste Bishop Stein/and husband, Everett Stein (formerly Celeste A. Bishop)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Velma L. Dotson, unmarried

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. 86A, on the Zone Lot Division of Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106, and 107, Rachel Square, Section Two, as of record in Book 6250, page 542 and 543, 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 Celeste A. Bishop, unmarried by deed from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, of record in Book 8424, Page 146, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Plat Book 6250, Page 544, and Book 6519, Page 512, Book 6619, Page 777, Register's Office for said County.

Everett Stein joins in this conveyance to convey any and all marital rights he may have in and to said property.

unimproved ( )
This is improved ( X ) property, known as 4312 Baton Rouge Drive, Hermitage, TN 37076
(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 14th day of June 19 96

Celeste Bishop Stein

Celeste Bishop Stein

Everett Stein

Everett Stein

BOOK 10093 PG 362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Celeste Bishop Stein and husband, Everett Stein

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 Nashville, Tennessee, this 14th day of June, 19 96.

Commission expires ~~May 21, 1997~~ 11/22/97

LOVELL J. CATHERLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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_____.

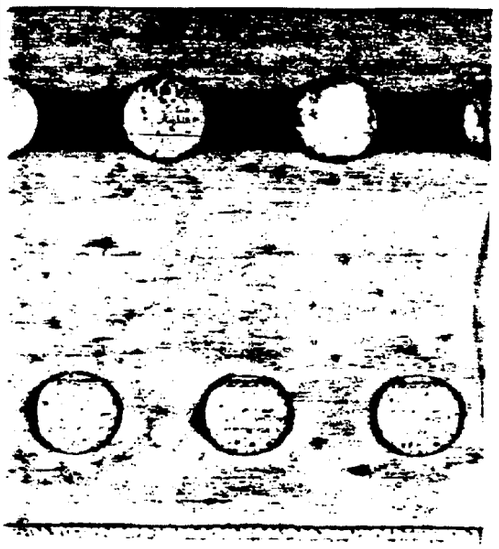
My commission expires _____

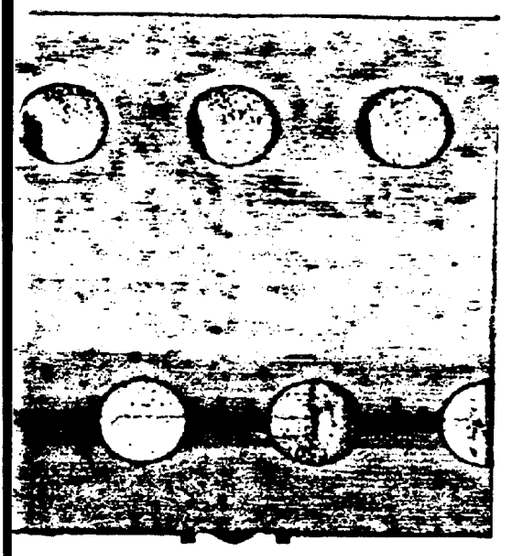
_____
Notary Public

0195007
IDENTIF. ↑ REFERENCE

96 JUN 20 PM 2:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3747 06/20 0101 03CHECK 175.50





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

RECEIVED OF _____

FOR _____

BOOK 10093 PG 363

| | | | | | |
|---|---|---|---|---|---|
| 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 45000.00 |
| | | | | CON TX 166.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 175.50 |
| | | | | CHECK 175.50 |

06/20/96 01 14:48 0001 5947

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

0195007
IDENTIF. ↑ REFERENCE

96 JUN 20 PM 2:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No. 1053739**