BOOK 10182 PG 223

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Claudia Welker
4112 Utah Avenue
Nashville, TN 37209

SEND TAX BILLS TO: Same

96 SEP -6 PM 2:15

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIFICATION REFERENCE

0222351

WARRANTY DEED

(Map/Parcel No. 103-04/345)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **Roland Stevens, III, a/k/a Roland Stevens, a married person,** have bargained and sold and do hereby transfer and convey unto **Claudia Welker and Bill Wesley Campbell, both unmarried persons, as joint tenants with right of survivorship,** their heirs and assigns, forever, that certain property located and situated in **Davidson** County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 95 on the plan of West End Annex of record in Book 322, page 61, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Charles B. Stevens and Roland Stevens, both unmarried, Roland Stevens also being known as Roland Stevens, III, by deed from Martin B. Shuster and wife, Laura Shuster, of record in Book 6371, page 188, Register's Office for Davidson County, Tennessee. Charles B. Stevens having quitclaimed his interest to Roland Stevens, III, by Quitclaim deed of record in Book 8000, page 781, and by Quitclaim deed from Charles B. Stevens and wife, Jackie Dearing Stevens to Roland Stevens, III, of record in Book 8032, page 460, said Register's Office.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> The property conveyed herein is not the usual place of residence of Grantor.
>
> This conveyance is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 4112 Utah Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 1996 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 6th day of September, 1996.

ROLAND STEVENS, III

A/K/A ROLAND STEVENS

5371 09/06 0101 03CHECK 508-50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Roland Stevens, III, a/k/a Roland Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 6th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACBETH NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$135,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

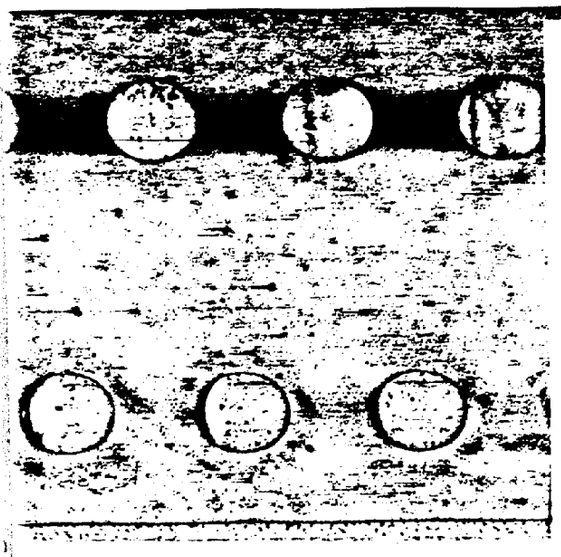
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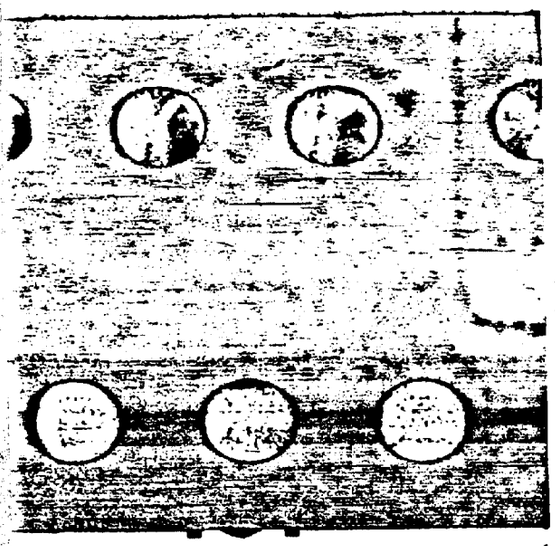
Subscribed and sworn to before me this 6th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACBETH NOTARY PUBLIC AT LARGE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10182 PG 225

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 135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50

09/06/96 01 14:17 0001 5371

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0222351
IDENTIF. ↑ REFERENCE

96 SEP -6 PM 2:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027865