0239892

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 38311
Dav. Co. File: Box 8

96 OCT 25 AM 9:47

REGISTER
DAVIDSON COUNTY, TN.

BOOK 10236 PG 904

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kevin G. Ward Kara Ward 5044 Stonemeade Drive Nashville, TN 37221	SunTrust Mortgage, Inc. P.O. Box 100100 Atlanta, GA 30348

TAX MAP-PARCEL NUMBERS: 155-5-A-83

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rafael Fernandez and spouse, Susan Elizabeth Fernandez,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin G. Ward and and spouse, Kara Ward,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 83 on the Plan of Stonemeade Section I, of record in Book 6900, pages 800 & 801, said Register's Office.

SAID Lot No. 83 fronts 53.92 feet on the westerly margin of Stonemeade Drive and extends back 118.86 feet on the northeasterly line and 83.31 feet on the southeasterly line to a dead line in the rear, measuring 150.27 feet thereon.

BEING the same property conveyed to Rafael Fernandez and wife, Susan Elizabeth Fernandez, by deed from Centex Real Estate Corporation, of record in Book 8837, page 488, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7701, Page 290, Book 8349, Page 43, Book 8517, Page 992, Book 8110, Page 840, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 5044 Stonemeade Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of October, 1996.

Rafael Fernandez **Susan Elizabeth Fernandez**

State of Tennessee
County of Davidson

On this 24th day of October, 1996, before me the undersigned authority, personally appeared **Rafael Fernandez** and **Susan Elizabeth Fernandez**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 158500.00

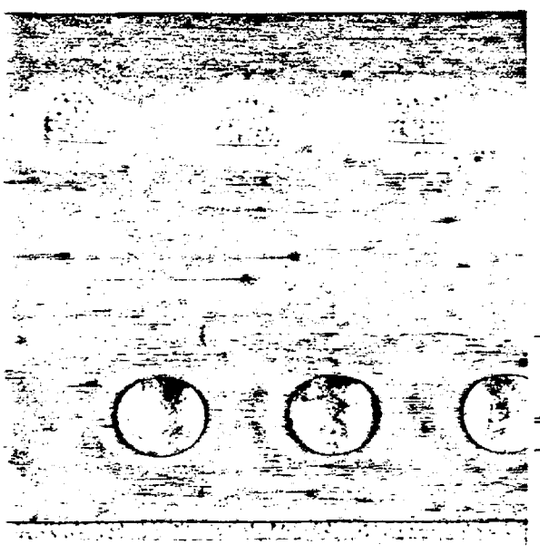
Affiant

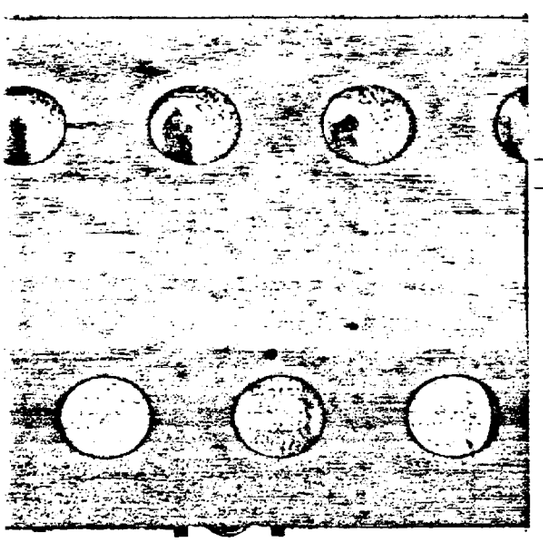
Sworn and subscribed before me on the 24th day of October, 1996.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

4104 10/25 0101 03CHECK 595.45





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10236 PG 906

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	
				158500.00
			CON TX	586.45
			PRFEE	1.00
			WDEED	8.00
			TOTAL	595.45
			CHECK	595.45
		10/25/96	01	09:48 0001 4104

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239892
IDENTIF. # REFERENCE

96 OCT 25 AM 9:48
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

№ 1081076

No. [redacted]