WARRANTY DEED

BOOK 10239 PG 247

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October 96
Notary Public
MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
VINCENT D. LEGG	AMERICAN MORTGAGE SOURCE	102-3-188
(NAME)	(NAME)	
6540 NORTH UPTON COURT	2 INTERNATIONAL DRIVE, SUITE 106	08DZ-08767
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	NASHVILLE, TN 37217	
(CITY) (STATE) (ZIP)	(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, CATHERINE STEPHENS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VINCENT D. LEGG AND WIFE, LISA LEGG

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:

TRACT NO. I:

LAND in DAVIDSON County, Tennessee, being Lot No. 11, on the Plan of CHARLOTTE PARK, SECTION 26-B, of record in Book 3842, page 203, Register's Office for said County, and being more particularly described as follows:

BEGINNING at a point in the northerly margin of North Upton Court, common corner of Lot Nos. 11 and 12; thence along the line between said two (2) lots northerly 199.19 feet, more or less, to the center line of a creek; thence along said center line easterly approximately 30 feet to a point; thence South 26 degrees 54 minutes 28 seconds West 73.20 feet; thence South 41 degrees 49 minutes 48 seconds East 116.46 feet; thence South 48 degrees 10 minutes 27 seconds West 27.36 feet to a point in the Northwest corner of Lot Nos. 10 and 11; thence along the line between Lot Nos. 10 and 11 southwesterly 121.45 feet to a point in the northerly margin of said North Upton Court; thence westerly along said margin, 42.0 feet to the point of BEGINNING.

TRACT NO. II:

LAND in DAVIDSON County, Tennessee, being part of the Reserved Parcel "A", on

CONTINUED

unimproved ( )
This is improved (X) property, known as 6540 NORTH UPTON COURT, NASHVILLE, TN 37209
(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 my hand this 11th day of October 19 96

CATHERINE STEPHENS
By: Catherine Stephens by Janie M. Welch
JANIE M. WELCH, ATTORNEY-IN-FACT

LEGAL DESCRIPTION CONTINUATION

the Plan of CHARLOTTE PARK, SECTION 26, of record in Book 3700, page 91, Register's Office for said County, and being more particularly described according to a survey by KOHL-COODE AND ASSOCIATES, dated August 11, 1973, as follows:

BEGINNING at a point, said point being located at the rear common corner of Lot No. 9 on the Plan of said Section 26 and Lot No. 11 on the Plan of Charlotte Park, Section 26-B, of record in Book 3842, page 203, said Register's Office; thence with the northeasterly extension of the line between said Lot Nos. 9 and 11, North 48 degrees 10 minutes 12 seconds East, passing a witness line at 220.28 feet, a total distance of 249.28 feet, more or less, to the center of a creek; thence with the center of said creek, northwestwardly and westwardly 260 feet, more or less, to a corner of said Lot No. 11; thence with a line of said Lot No. 11, South 27 degrees 00 minutes 53 seconds West, passing a concrete monument at a witness line at 35 feet, more or less, and continuing for a distance of 33.24 feet, making a total of 68.24 feet, more or less, to a concrete monument; thence with the northeasterly line of said Lot No. 11, South 41 degrees 49 minutes 48 seconds East 116.46 feet to the point of BEGINNING.

BEING the same property conveyed to SAM STEPHENS AND WIFE, CATHERINE STEPHENS, by deed from Mrs. William Choate, Unmarried, of record in Book 5303, page 531, Register's Office for DAVIDSON County, Tennessee. The said SAM STEPHENS has since died and is survived by wife, CATHERINE STEPHENS.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

This instrument is executed on behalf of CATHERINE STEPHENS, by JANIE M. WELCH, as her Attorney-in-Fact, pursuant to a Power of Attorney, of record in Book 8868, page 372, Register's Office for DAVIDSON County, Tennessee.

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 JANIE M. WELCH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of CATHERINE STEPHENS, as her Attorney-in-Fact, as the free act and deed of the within named CATHERINE STEPHENS.

WITNESS my hand and official seal at Nashville, Tennessee, this 11TH day of OCTOBER, 1996.

My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

5010 10/28 0101 03CHECK 399.35

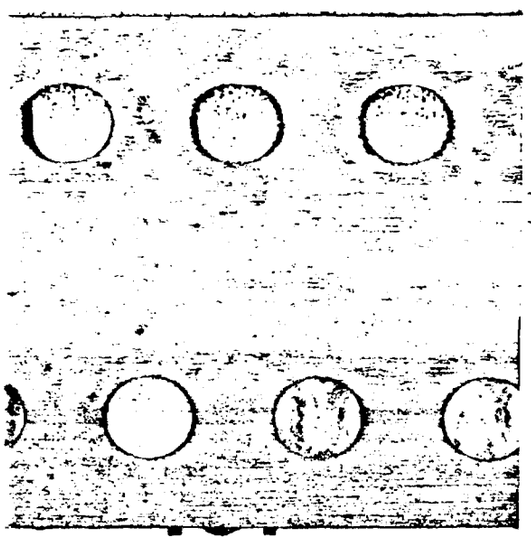
96 OCT 28 PM 2:44

REGISTER
DAVIDSON COUNTY, TN.

02240750

IDENTIF. A REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10239 PG 249

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

MAMT
105500.00
ERR CO
MAMT
105500.00-
CAMT
105500.00
CO TX 399.35
PRFEE 1.00
MDEED 3.00
TOTAL 399.35
CHECK 399.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0240750
IDENTIF. # REFERENCE

96 OCT 28 PM 2:44

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

10/28/96 01 14:46 0001 5010

№ 1081970

No [redacted]