BOOK 10539 PG 744

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 795,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: 1-26-98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Neika B. Stephens (NAME) | SAME (NAME) | MAP 146-3, PARCEL |
| 6160 Pasquo Road (ADDRESS) | (ADDRESS) | 20, FIELD BOOK NO |
| Nashville TN 37221 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | OH 28067 |

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, Dwight Stacey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neika B. Stephens

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:

A certain tract of land known as Lot 38 on the Plan of Treemont as of record in Book 6250, page 895, Register's Office for Davidson County, Tennessee and described more fully as follows:

Beginning at a point being the most southwesterly corner of Lot 39 on the Plan of Treemont, of record as aforesaid; thence, South 78 degrees 38 minutes 09 seconds East 221.35 feet to a point; thence, South 11 degrees 21 minutes 51 seconds West 149.96 feet to a point; thence, North 78 degrees 38 minutes 09 seconds West 414.48 feet to a point; thence, North 72 degrees 25 minutes 38 seconds East 217.75 feet to a concrete monument; thence North 14 degrees 39 minutes 35 seconds East 44.67 feet to the point of beginning. Containing 1.00 acres, more or less.

Being the same property conveyed to Dwight Stacey by deed from Treemont Development Corporation of record in Book 6843, page 319, Register's Office for Davidson County, Tennessee.

I, Sharon Stacey, wife of Dwight Stacey, do hereby join in the provisions of this instrument for the purpose of transferring unto the said Neika B. Stephens, any and all right, title and interest that I might have in the

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 4957 Tyne Ridge Court, Nashville, Tennessee 37220
(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 July 19 97

Dwight Stacey

Sharon Stacey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dwight Stacey and wife, Shanon Stacey

the bargainor ____, 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 Franklin, Tennessee, this 11th day of July, 19 97.

Commission expires 1-28-98

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

CONTINUATION

foregoing described property by reason of my marital status, or otherwise.

ENCUMBERED AS FOLLOWS:
Davidson County taxes for the year 1997 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata share thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 146-3, Parcel 20; Field Book No. OH 28067.

All matters appearing on the Plan of record in Plat Book 6250, page 895, Register's Office for Davidson County, Tennessee.

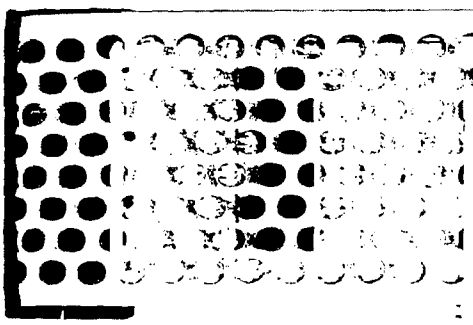
Restrictive Covenants of record in Book 6833, page 594 and Book 6833, page 601, and amended in Book 8259, page 498, Register's Office for Davidson County, Tennessee.

Treemont Homeowner's Association of record in Book 6833, page 617, Register's Office for Davidson County, Tennessee.

Charter/By-Laws of Tyne Ridge Court Private Road Association of record in Book 6833, page 650, Register's Office for Davidson County, Tennessee.

Easement Agreement by and between Treemont Development Corporation and Tyne Ridge Court Private Road Association of record in Book 6833, page 633, Register's Office for Davidson County, Tennessee.

97 JUL 23 PM 2:24



# OFFICIAL RECEIPT

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

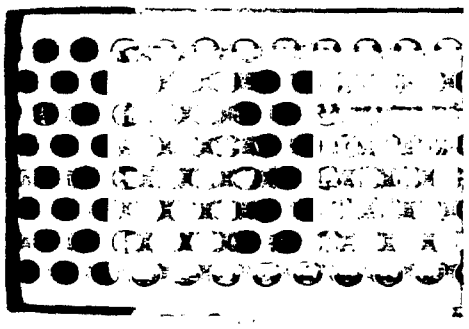
RECEIVED OF _____

FOR _____

BOOK 10539 PG 746

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CASH | |
| | | | | 295002.00 |
| | | | CO TX | 2941.50 |
| | | | PRFEE | 1.00 |
| | | | MISC | 8.00 |
| | | | TOTAL | 2950.50 |
| | | | CHECK | 2950.50 |
| 07/23/97 | 01 | | 14:22 (001 | 7966 |



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

97 JUL 23 PM 2:24

DAVIDSON COUNTY, TN

No. 1177643