BOOK 10582 PG 563

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 378,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: 5-27-99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mark Alfred Stensager (NAME) | SunTrust Bank, Nashville, N.A. (NAME) | 117-2-121 |
| 2314 Sterling Road (ADDRESS) | 201 4th Avenue North (ADDRESS) | 07DA-22920 |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | Nashville, TN 37219 (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, H. Stanley Allen and wife, Betty Sue Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Alfred Stensager and wife, Deborah Jean Stensager

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, TN, BEING Lot No. 1 on the Plan of Sterling Square, said plan being recorded in Book 5050, page 85, Register's Office for Davidson County, TN, and approximately described as follows:

BEGINNING at a common point between Lot 1 and 2 in the easterly margin of Wortham Avenue; thence N 11 deg. 0' E 101.70 feet to an iron pin; thence around a curve 22.4 feet to an iron fence; thence along the southerly margin of Sterling Drive 70.81 feet to a point, being a common point between Lot 1 and Lot 3; thence S 5 deg. 55' E 145.50 feet to a point; thence N 88 deg 49' W 120.66 feet to a point being the point of beginning.

Being the same property conveyed to H. Stanley Allen and wife, Betty Sue Allen, by deed from Jerry Fridrich, Hale Hooper, Lynn Ellsworth, Jerry N. Slack (Stack) and Ronald W. Cooper with their respective wives joining in the conveyance, of record in Book 5626, Page 165, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to H. Stanley Allen and wife, Betty Sue Allen, by Quitclaim Deed from Fridrich & Hooper Realty Co., a partnership composed of Albert H. Hooper and Jerry D. Fridrich of record in Book 8200, page 721 and re-recorded in Book 8202, page 513, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 5050, page 85; restrictions of record in Book 5204, page 262; driveway easement in Book 5548, page 262; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2314 Sterling Road, Nashville, TN 37215
(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 22nd day of August 19 97

H. Stanley Allen by Betty Sue Allen - Attn.-In-fact
H. Stanley Allen by Betty Sue Allen, Attorney-in-Fact

Betty Sue Allen

H. [illegible] H. [illegible] being one in the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Sue Allen

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and w[illegible]cknowledged th[illegible] they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Bren[illegible]od, Tennessee, this 22nd day of August 19[illegible]97

Commission expires 3-27-99

Notary Publi[illegible]

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Betty Sue Allen** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for **H. Stanley Allen** the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **H. Stanley Allen** the within named bargainor(s) by the said **Betty Sue Allen** as such Attorney-in-Fact.

Witness my hand and official seal at office in Nashville Tennessee on this the **22** day of **August**, 1997.

NOTARY PUBLIC

My Commission Expires: 3-27-99

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

# WARRANTY DEED

## FROM

H. Stanley Allen and wife,
Betty Sue Allen

## TO

Mark Alfred Stensager and wife,
Deborah Jean Stensager

**RETURN TO:**


**GREGORY S. PERRONE**
**ATTORNEY - AT - LAW**
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027


97 AUG 26 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0341566

1169 08/26 0101 03CHECK

1407-60

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

RECEIVED OF _____

FOR _____

BOOK 10582 PG 565

| | | | |
|---|---|---|---|
| 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
378000.00
CON TX 1398.60
PRFEE 1.00
WDEED 8.00
TOTAL 1407.60
CHECK 1407.60
08/26/97 01 16:08 0001 1169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0341566
IDENTIF. ↑ REFERENCE
97 AUG 26 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190687