STATE OF TENNESSEE
COUNTY OF WILSON

BOOK 10801 PG 177

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF

Notary Public

MY COMMISSION EXPIRES: April 25, 1998

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (from information furnished by the Parties)
Harold Reeves, Attorney, PC, 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Stephens	Christopher Stephens	Pt. of 137-0-60
Lot 1 Hobson Pike	571 Rural Hill Road	
Hermitage, Tennessee 37076	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, **RONNIE SMITH, TRUSTEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER STEPHENS, MARRIED** , 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 lying in the 4th Civil District of Nashville, Davidson County, Tennessee, being Lot No. 1 of the Boner Heris Subdivision of record in Book 8250, Page 824, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

BEING part of the same property conveyed to Ronnie Smith, Trustee, by deed from Ruth Boner (widow of Lee G. Boner), Katherine Cliffordean Eakes, Betty Jane Frank, Mary Ruth Johnson, Nancy Marie Mathis, and William A. Boner of record in Book 10264, Page 657, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed.
This conveyance is subject to such easements, setback lines and restrictive covenants of record in said Register's Office.
This conveyance is subject to an easement for right-of-way in favor of United States of America of record in Book 3835, Page 282, said Register's Office.
This conveyance is subject to an easement for transmission lines, in favor of the United States of America of record in Book 4425, Page 563, said Register's Office.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☒

This is improved ☐ property, known as Lot 1 Hobson Pike, Hermitage, TN 37076

(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 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/our hand(s) this 18th day of February, 1998.

Ronnie Smith
Ronnie Smith, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON James C. Deatrick, Jr.

Personally appeared before me, ~~Louise N. Tynes,~~ a Notary Public in and for said County and State, the within named Ronnie Smith, Trustee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 18th day of February, 1998

Louise N. Tynes
Notary Public

Commission expires: ~~April 28, 1998~~ 9/24/2000

Commission expires:

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

5390 02/19 0101 03CHECK 108.90

04002556
IDENTIFICATION REFERENCE
98 FEB 19 PM 3:20

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

RECEIVED OF _____

FOR _____

BOOK 10801 PG 179

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 27000.00
CON TX 99.90
PRFEE 1.00
WDEED 8.00
TOTAL 108.90
CHECK 108.90

02/19/98 01 15:19 0001 5390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0402556
IDENTIFICATION REFERENCE
98 FEB 19 PM 3:21
DAVIDSON COUNTY TN

No. 1255891