Return to:

ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

WILSON & WEISS TITLE
ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

BOOK 11035 PAGE 334

**PREPARED BY:**
**COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.**
**333 GALLATIN ROAD SOUTH**
**MADISON, TN 37115**

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **17th** day of **July, 1998** between DAVID A. LAMPLEY and MARTHA S. LAMPLEY, HUSBAND AND WIFE, GRANTORs, and KATHY MONROE, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID A. LAMPLEY and MARTHA S. LAMPLEY, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto KATHY MONROE, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

**This is unimproved property known as 4917 STONEMEADE DRIVE, NASHVILLE, TN 37211.**

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: _____
**DAVID A. LAMPLEY** Signature of Seller

Martha S Lampley
**MARTHA S. LAMPLEY**

0466766
IDENTIF. # REFERENCE

98 JUL 27 AM 10:19
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

8184 07/27 0101 03CHECK 669.90

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF** Williamson)

Personally appeared before me, a Notary Public of said County and State, DAVID A. LAMPLEY and MARTHA S. LAMPLEY, HUSBAND AND WIFE, the within named bargainor, 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 for the purposes therein contained.

Witness my hand, at office, this **17th** day of **July, 1998.**

KAREN L. TRUST NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 12/6/99

Name and Address of Property Owner:

**KATHY MONROE, UNMARRIED and**

Property Address:

**4917 STONEMEADE DRIVE**
**NASHVILLE, TN 37211**

Person Responsible for Taxes:

America's Wholesale Lender
4500 Park Granada
Calabasas, CA 91302-1613

**Map & Parcel #: MAP 155-15-A, PARCEL 153**

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is **$77,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

KAREN L. TRUST NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **July, 1998.**

Notary Public

My Commission Expires: 12/6/99

RETURN TO:

~~COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.~~
~~333 GALLATIN ROAD SOUTH~~
~~MADISON, TN 37115~~

**WILSON & WEISS TITLE**
**ASSOCIATES, LLC**
**7100 EXECUTIVE CENTER DR.**
**SUITE 150**
**BRENTWOOD, TN 37027**

# EXHIBIT 'A'

Being Lot 153 on the Plan of Stonemeade, Section I of record in Book 6900, page 800 and 801, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description.

BEING the same property conveyed to David A. Lampley and Martha E. Redmon, as joint tenants with right of survivorship, by Deed from LES AUSTIN HOMES LIMITED PTNRSHP, of record in Book 8324, page 270, Register's Office for DAVIDSON County, Tennessee. David A. Lampley and Martha E. Redmon subsequently married. Martha E. Redmon and Martha S. Lampley are one and the same person.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable.

2. All matters as set forth on the Plan of record in Plat Book 6900, pages 799, 800 and 801, said Register's Office, which plan includes a 30-foot minimum building setback line from Stonemeade Drive; a 15-foot public utility and drainage easement along the back lot line; and a 20-foot public utility and drainage easement along the front lot line.

3. Declaration of Covenants, Conditions and Restrictions for Stonemeade, a Planned Unit Development and the by-Laws of The Stonemeade Homeowner's Association appended thereto, of record in Book 7701, page 290, Register's Office for Davidson County, Tennessee.

4. Easement for Waterline of record in Book 7142, page 460, said Register's Office.

5. 50-foot wide ingress and egress easement of record in Book 5723, page 76, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 11035 PAGE 337

| | | |
|---|---|---|
| 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 | 177000.00 |
| | | | CON TX | 654.90 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 669.90 |
| | | | CHECK | 669.90 |
| 07/27/98 | 01 | 10:20 | 0001 | 8184 |

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

0466766
IDENTIF. ↑ REFERENCE
27 AM 10: 19
WILSON II REGISTER
DSON COUNTY, TN.

**No.**1323818