BOOK 11050 PAGE 281

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS/S 99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF July 19 98

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(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
G. LEANN STEPHENSON	NATIONSBANC MORTGAGE CORPORATION	103-8-108
(NAME)	(NAME)	
4006 WESTLAWN DRIVE	P. O. BOX 35140	25W-07095
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	LOUISVILLE, KY 40232	
(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, JOHN CHARLES CZARNIK, JR. AND WIFE, KATIE C. CZARNIK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO G. LEANN STEPHENSON, A SINGLE PERSON

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, Tennessee, being the easterly 67.75 feet front and 66.3 feet rear of the southerly part of Lot No. 354, on the Map of RICHLAND REALTY COMPANY'S WESTLAWN, of record in Book 421, page 32, Register's Office for DAVIDSON County, Tennessee.

BEGINNING in the northerly margin of WESTLAWN DRIVE at the common corner of Lot Nos. 354 and 355; thence northerly with the dividing line between said lots, 93 feet to a point; thence North 87 degrees 30 minutes West 66.3 feet to a point; thence southerly and parallel to the dividing line between Lot Nos. 354 and 355, 110.2 feet, more or less, to the northerly margin of WESTLAWN DRIVE; thence with the margin of the same, northeasterly 67.75 feet to the point of BEGINNING.

BEING the same property conveyed to JOHN CHARLES CZARNIK, JR. AND SPOUSE, KATIE C. CZARNIK, by deed from Thomas W. Marshall, A Married Person, of record in Book 9992, page 335, Register's Office for DAVIDSON County, Tennessee.

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

*** CONTINUED ***

This is unimproved ( ) improved (X) property, known as 4006 WESTLAWN DRIVE, 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 our hand s this 31st day of July 19 98

JOHN CHARLES CZARNIK, JR.

KATIE C. CZARNIK

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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 JOHN CHARLES CZARNIK, JR. AND WIFE, KATIE C. CZARNIK

the bargainor S 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 NASHVILLE, Tennessee, this 31st day of July, 19 98.

Commission expires May 27, 2001

I. DYKE TATUM
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

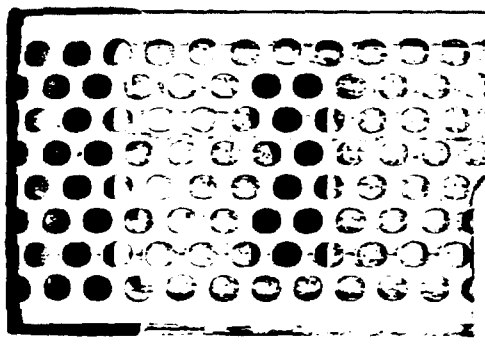
SOURCE OF DESCRIPTION: Survey dated July 29, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

0470539

RECEIVED & RECORDED

98 AUG -4 PM 1:06

2388 08/04 0101 03CHECK 379.1



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

RECEIVED OF _____

FOR _____

BOOK 11050 PAGE 283

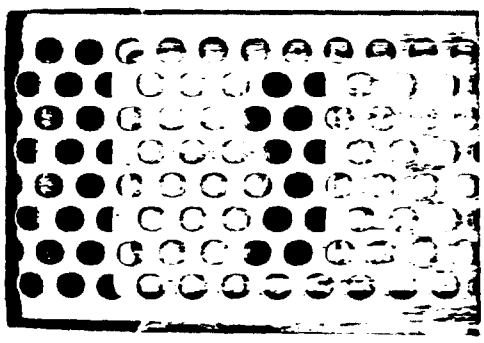
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	99500.00
CON TX	368.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	379.15
CHECK	379.15

08/04/98 01 13:07 0001 2188

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04 70539
IDENTIFICATION REFERENCE

98 AUG -4 PM 1:06

REGISTER
DAVIDSON COUNTY, TN.

No. 1327785