BOOK 11051 PAGE 628

MAIL TO:

0470831

IDENTIFICATION REFERENCE

0470831

98 AUG -4 PM 3:36

REGISTER
DAVIDSON COUNTY, TN

PREPARED BY AND RETURN TO:

Lender's Title & Escrow LLC
783 Old Hickory Blvd. Suite 103/East
Brentwood, TN 37027
Ph. (615) 376-2261 Fax (615) 376-2265

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark Allen Kimberly Allen 5921 Kinsdale Drive Nashville, TN 37211 98-1-156	Flagstar Bank, FSB 2600 Telebraph Road Bloomfield Hills, MI 48302

TAX MAP - PARCEL NUMBERS: 172-08-008.00 08/04 0101 03CHECK 399.50

WARRANTY DEED

THIS DEED, made and entered into this the 31st day of July, 1998, by and between **WAYNE S. STEWART** and wife, **JOAN P. STEWART**, hereinafter known as the **GRANTOR**, and **MARK ALLEN** and wife, **KIMBERLY ALLEN**, hereinafter known as the **GRANTEE**;

Witnesseth:

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the **GRANTOR** has bargained and sold and does hereby grant and convey unto the **GRANTEE**, their heirs and assigns, with covenants of general warranty of title, the following described property located in **Davidson** County, Tennessee:

BEING LOT NO. 103 on the plan of Forest Acres, Section 1, of record in Book 3700, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a **more complete description of said lot.**

BEING THE SAME PROPERTY CONVEYED to Wayne S. Stewart and wife, Joan P. Stewart by Deed of record in Book 10525, page 945, said Register's office.

This is improved property known as: 5921 Kinsdale Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD unto the **GRANTEE**, their heirs and assigns, forever. **AND GRANTOR**, for themselves, their heirs and assigns, do further covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties herein that all taxes for the year ending 1998 are a lien against the property herein conveyed, but are not currently due or payable. Said taxes have been prorated between the parties as of the date of this instrument with the Grantor paying their prorata part thereof to the Grantee who shall be responsible for payment when same become due and payable.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS OUR HANDS on this day and year first above written.

Grantors:

Wayne S. Stewart
WAYNE S. STEWART

Joan P. Stewart
JOAN P. STEWART

STATE OF TENNESSEE
SS:
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, **WAYNE S. STEWART** and wife, **JOAN P. STEWART**, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 31st day of July, 1998.

My commission expires:
3/17/2002

E. C. Schroeder
Notary Public (Seal)

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
SS:
COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$105,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS MY HAND AND OFFICIAL SEAL, this the 31st day of July, 1998.

Kimberly Allen
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 31st day of July, 1998.

My commission expires:
3/17/2002

E. C. Schroeder
Notary Public (Seal)

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 11051 PAGE 630

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 105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 399.50
CHECK 399.50

08/04/98 01 15:37 0001 2483

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0470831
IDENTIF. # REFERENCE

98 AUG -4 PM 3:36

REGISTER
DAVIDSON COUNTY, TN.

No. 1328080