14-A

BOX ~~44~~

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $695,000.00. Roland H. Stevens III **Affiant** Subscribed and sworn to before me, this 30th day of October, 1998. Notary Public My Commission Expires: 5/27/01

Address New Owner As Follows: Roland H. Stevens, III and wife, Adelaide D. Stevens 827 Maxwell Court Nashville, TN 37220	Send Tax Bills To: SAME	Map-Parcel Number: 146-06-0-058.00 OH 25086

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. TIM DUBOIS AND WIFE, PAM S. DUBOIS,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ROLAND H. STEVENS, III AND WIFE, ADELAIDE D. STEVENS,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Treemont, as of record in Book 6250, pages 895-897, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. Tim Bubois and wife, Pam S. Dubois by deed from William H. Frasch and wife, Sherry Frasch, of record in Book 9270, page 78, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 6833, page 594, as amended in Book 8259, page 498 and Additional Declarations of record in Book 6833, page 601, Register's Office for Davidson County, Tennessee.

2. By-Laws of Treemont Homeowners Association of record in Book 6833, page 604, and in Book 6833, page 620, Register's Office for Davidson County, Tennessee.

3. Charter of Incorporation of Treemont Homeowner's Association of record in Book 6833, page 617, and in Book 6840, page 509, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Book 6250, pages 895-897, Register's Office for said County.

5. Terms and conditions of Easement Agreement of record in Book 6833, page 633, Register's Office for Davidson County, Tennessee.

This is improved property known as 827 Maxwell Court, Nashville, TN 37220.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 26th day of October, 1998.

J. Tim Dubois

Pam S. Dubois

98 NOV -3 AM 8:31
BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

0507134
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. TIM DUBOIS,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of October, 1998.

Notary Public

My Commission Expires: My Commission Expires JAN. 27, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAM S. DUBOIS,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of October, 1998.

Notary Public

My Commission Expires: 5/27/01

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

1217 11/03 0101 03CHECK 2586.50

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

RECEIVED OF BOOK 11183 PAGE 61

FOR

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 695000.00
CON TX 2571.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 2586.50
CHECK 2586.50

11/03/98 01 08:31 0001 1217

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05071 34
IDENTIF. ✦ REFERENCE

98 NOV -3 AM 8:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1366366