0513956

BOOK 11209 PAGE 289 IDENTIF. # REFERENCE Box36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD, LLP
200 Fourth Avenue North
Nashville, TN 37219-8985

98 NOV 17 PM 3:46
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

B457 11/17 0101 03CHECK 732.50

Name and Address of New Owner:	
John W. Myers, II and wife, Stephanie B. Myers 5213 Beech Ridge Nashville, TN 37221	
Send Tax Bills To: NEW OWNERS	
Street Address of Subject Property: 5213 Beech Ridge Nashville, TN 37221	Map-Parcel No: 155-15-A-131.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JOHN E. HAMMOND and wife, DONNA H. HAMMOND,** hereinafter called the GRANTORS, have bargained and sold and by these presents do transfer and convey unto **JOHN W. MYERS, II and wife, STEPHANIE B. MYERS**, hereinafter called the GRANTEES, their heirs, successors and assigns, a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 131, Stonemeade Subdivision, Section II, according to plan of record in Book 7900, page 525, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being the same property conveyed to John E. Hammond and wife, Donna H. Hammond, by Deed from Centex Real estate Corporation, of record in Book 9620, page 491, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the GRANTEES, their heirs, successors and assigns, in fee simple, forever.

And the GRANTORS covenant with the GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for the following:

1. Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 7701, page 290, as amended in Book 8810, page 840, and Book 8517, page 992, and reaffirmed in Book 8349, page 43, Register's Office for Davidson County, Tennessee.

2. Matters shown on plan of record in Book 7900, page 525, in the Register's Office for Davidson County, Tennessee.

3. Charter of Stonemeade Homeowners' Association of record in Book 7920, page 728, in the Register's Office for Davidson County, Tennessee.

And the GRANTORS further covenant and bind themselves, their heirs, successors and representatives to warrant and defend the title to the said land to the GRANTEES, their heirs, successors and assigns against the lawful claims of all persons.

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.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands on this the 16th day of November, 1998.

JOHN E. HAMMOND

Donna H. Hammond

DONNA H. HAMMOND

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, Douglas A. Brace, a Notary Public in and for the County and State aforesaid, personally appeared the within named **John E. Hammond and wife, Donna H. Hammond**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 16th day of November, 1998.

Notary Public

My commission expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires November 24, 2001 STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of November, 1998.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires November 24, 2001 STATE OF TENNESSEE

Notary Public

My commission expires:

F:\DAB\MYERS.DEED

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

RECEIVED OF _____

FOR _____

BOOK 11209 PAGE 291

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 195000.00
CON TX 721.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 732.50
CHECK 732.50

11/17/98 01 15:45 0001 8457

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05I3956
IDENTIF. ↑ REFERENCE

98 NOV 17 PM 3:46
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1373530