0528728

IDENTIF. ↑ REFERENCE

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

Mail

98 DEC 23 AM 8:42

BILL GARRETT REGISTER
DAVIDSON COUNTY. TN.

OUR FILE NUMBER: 8081

MAP/GROUP/PARCEL
052-07-0/048.00

NEW OWNER'S NAME AND ADDRESS:
Dennis Therone Stirewalt
and Rashelle Elaine Stirewalt
716 Center Street
Madison, Tennessee 37115

BOOK 11265 PAGE 169

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Cynthia F. Edwards, and husband, Douglas L. Edwards, hereinafter called Grantors, do hereby transfer and convey unto Dennis Theron Stirewalt, and wife, Rashelle Elaine Stirewalt, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 12 on the Plan of Madison Heights, Section II, Part II, of record in Plat Book 2133, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accuarate description thereof.

The subject property is improved property commonly known as 716 Center Street, Madison, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 9182, Page 977, Register's Office for Davidson County, Tennessee.

Doulgas L. Edwards, husband of Cynthia F. Edwards, joins in the conveyance for the purpose of conveying any interest he may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with 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 current taxes, and restrictions and easements of record.

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

Cynthia F. Edwards

Douglas L. Edwards

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Cynthia F. Edwards, and husband, Douglas L. Edwards, with whom I am personally acquainted and who made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 18th day of December, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $94,900.00.

AFFIANT

Sworn to and subscribed before me, this the 18th day of December, 1998.

NOTARY PUBLIC

My Commission Expires:
2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

4250 12/23 0101 03CHECK 362.13

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11265 PAGE 171

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	CFEE - COMPUTER FEE	PREFE - PROBATE FEE

CONT	47000.00
CON TX	351.13
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	362.13
CHECK	362.13

12/23/98 01 08:40 0001 4250

0528728
IDENTIF. ← REFERENCE

98 DEC 23 AM 8:42
DILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405779