0528826

IDENTIF. ↑ REFERENCE

MAIL ENV.

THIS INSTRUMENT WAS PREPARED BY
AND RETURNED TO:
Premier Title & Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

98 DEC 23 AM 11:07

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 11265 PAGE 536

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number
Barbara A. Oliver 98 Jay Street Nashville, TN 37210	Sunbelt National Mortgage 2974 LBJ Freeway, Suite 200 Dallas, Texas 75234	Map 119-06 Parcel 36

For good and valuable consideration, receipt of which is hereby acknowledged, John R. Stephens, Glenn E. Cassidy, Jr., Vicki L. Newsom, Rachel Harris, Leah S. Finch, Margery Finch, Juanita Dyer, Wayne Stephens, Dave Stephens, Joyce Cassidy, Noah Stephens, Agel M. Duke, Elaine Watson, Gyndee Hall Snow, Timothy J. Lawhern and Tolly R. Lawhern ("Grantor") haveargained and sold, and by these presents does transfer and convey unto Barbara A. Oliver, unmarried, and Chris H. Holden, married, Grantee"), her successors, and assigns, that certain real property in Davidson County, State of Tennessee, described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being a part of a tract marked "A. J. Wyatt" on the Plan of Sterling Heights Subdivision, Section Two, of record in Book 1424, page 104, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the north margin of Jay Street, 76 feet east of the easterly margin of Miller Street; thence northerly 150 feet to a point which is 77.5 feet east of the easterly margin of Miller Street; thence easterly 76 feet to an iron pin in the west line of Lot No. 1 of said Sterling Heights, Section Two; thence with the margin of the same, southerly 150 feet to the north margin of Jay Street; thence with the margin of the same westerly 76 feet to the beginning.

Being the same property conveyed to Glenn E. Cassidy and wife, Anna Lue Cassidy by deed from Robert T. Cassidy and wife, Joyce Cassidy of record in Book 4319, page 805, said Register's Office. Glenn E. Cassidy died leaving Anna Lue Cassidy his surviving spouse. Anna Lue Cassidy has since died. John R. Stephens, Glenn E. Cassidy, Jr., Vicki L. Newsom, Rachel Harris, Leah S. Finch, Margery Finch, Juanita Dyer, Wayne Stephens, Dave Stephens, Joyce Cassidy, Noah Stephens, Agel M. Duke, Elaine Watson, Gyndee Hall Snow, Timothy J. Lawhern and Tolly R. Lawhern are the devisees under the Will of Anna S. Cassidy of record in Will Book 222, page 743, Probate Court Clerk's Office for Davidson County, Tennessee, and as established in Affidavit of Heirship of record in Book _____, page _____, said Register's Office. Anna Lue Cassidy and Anna S. Cassidy are one and the same person.

John R. Stephens is one and the same person as John R. Stevens. Gyndee Hall is one and the same person as Gyndee Hall Snow.

This conveyance is subject to all matters on the Plat of record in Book 1424, page 104, said Register's Office.

This is improved property known as 98 Jay Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenants and binds itself, its heirs, representatives, successors and assigns to warrant and forever defend the title to the said real property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness my hand this 22 day of December, 1998.

John R. Stephens

By John R. Stephens
Glenn E. Cassidy, Jr., by John R. Stephens, Attorney in Fact

By John R. Stephens
Vicki L. Newsom, by John R. Stephens, Attorney in Fact

By John R. Stephens
Rachel Harris, by John R. Stephens, Attorney in Fact

By John R. Stephens
Leah S. Finch, by John R. Stephens, Attorney in Fact

By John R. Stephens
Margery Finch, By John R. Stephens, Attorney in Fact

By John R. Stephens
Juanita Dyer, by John R. Stephens, Attorney in Fact

By John R. Stephens
Wayne Stephens, by John R. Stephens, Attorney in Fact

By John R. Stephens
Dave Stephens, by John R. Stephens, Attorney in Fact

By John R. Stephens
Joyce Cassidy, by John R. Stephens, Attorney in Fact

By John R. Stephens
Noah Stephens, by John R. Stephens, Attorney in Fact

By John R. Stephens
Agel M. Duke, by John R. Stephens, Attorney in Fact

By John R. Stephens
Elaine Watson, by John R. Stephens, Attorney in Fact

By John R. Stephens
Gyndee Hall Snow, by John R. Stephens, Attorney in Fact

By John R. Stephens
Timothy J. Lawhern, by John R. Stephens, Attorney in Fact

By John R. Stephens
Tolly R. Lawhern, by John R. Stephens, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of said county John R. Stephens, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this 22 day of December, 1998.

GREGORY HARDEMAN NOTARY PUBLIC Exp 05/27/2001 PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~16th~~ 22nd day of December, 1998, before me personally appeared John R. Stephens, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Glenn E. Cassidy, Jr., Vicki L. Newsom, Rachel Harris, Leah S. Finch, Margery Finch, Juanita Dyer, Wayne Stephens, Dave Stephens, Joyce Cassidy, Noah Stephens, Agel M. Duke, Elaine Watson, Gyndee Hall Snow, Timothy J. Lawhern and Tolly R. Lawhern and acknowledged that he executed the same as the free act and deed of Glenn E. Cassidy, Jr., Vicki L. Newsom, Rachel Harris, Leah S. Finch, Margery Finch, Juanita Dyer, Wayne Stephens, Dave Stephens, Joyce Cassidy, Noah Stephens, Agel M. Duke, Elaine Watson, Gyndee Hall Snow, Timothy J. Lawhern and Tolly R. Lawhern.

Witness my hand and seal this ~~16th~~ 22nd day of December, 1998.

JOHN GREGORY HARDEMAN NOTARY Exp.05/27/2001 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $58,000.00.

Barbara A. Adams
Affiant

Subscribed and sworn to before me this 22 day of December, 1998.

My Commission Expires:

JOHN GREGORY HARDEMAN NOTARY Exp 05-27-2001 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

4355 12/23 0101 03CHECK 229.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11265 PAGE 539

RECEIVED OF _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

~~MAMT 58000.00~~
VOID
MAMT 58000.00-
CAMT 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 229.60
CHECK 229.60

12/23/98 01 11:04 0001 4355

0528826
IDENTIF. # REFERENCE

98 DEC 23 AM 11:07
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405884