BOOK 11295 PAGE 494

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
31st DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norma Louise Sullivan (NAME)	Franklin American Mortgage (NAME)	MAP 162-01
445 Claircrest Drive (ADDRESS)	214 Overlook Court; Suite 150 (ADDRESS)	GROUP B
Nashville, Tennessee 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	PARCEL 22.00CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert Lee Stephon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Norma Louise Sullivan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, BEING Lot No. 22 on the Plan of Clairmont Subdivision, Phase 2, of record in Plat Book 6050, page 323, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Robert Lee Stephon, unmarried, by deed from Clairmont Investors, a Tennessee Joint Venture, of record in Book 7420, page 639, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 6050, page 323; restrictions of record in Book 6988, page 542; Book 7269, page 223; Book 7891, page 590; Book 8027, page 258; Book 8027, page 261; Book 8027, page 264 And Book 8784, page 328; by-laws of record in Book 6988, page 552; Book 8108, page 993 and Book 8251, page 180; articles of incorporation in Book 6988, page 536; Book 7137, page 826 and Book 7960, page 128; Book 8168, page 430 and Book 8172, pge 28; storm water detention agreement in Book 6719, page 710; and dedication of common area in Book 7370, page 995; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 445 Claircrest Drive, Nashville, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. 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.

Witness my hand this 31st day of December, 19 98

Robert Lee Stephon

Robert Lee Stephon
by Joan Atkerson Atty - Infact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11295 PAGE 495

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared JOAN ATKERSON with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for ROBERT LEE STEPHON the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of ROBERT LEE STEPHON the within named bargainor(s) by the said JOAN ATKERSON as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 31st day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 6/12/2003

WARRANTY DEED

FROM

Robert Lee Stephon

TO

Norma Louise Sullivan

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

053613
IDENTIF. ↑ REFERENCE
99 JAN 13 AM 9:09
REGISTER
DAVIDSON COUNTY, TN.

2239 01/13 0101 03CHECK
321.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11295 PAGE 496

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

053613

IDENTIF. 4 REFERENCE

99 JAN 13 AM 9:09

REGISTER
DAVIDSON COUNTY, TN.

CAMT	84000.00		
CON TX	310.80		
PRFEE	1.00		
WDEED	8.00		
CFEE	2.00		
TOTAL	321.80		
CHECK	321.80		
01/13/99	01	09:10 0001	2239

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411689