BOOK 11296 PAGE 509

This instrument was prepared by:
Leroy Johnston Ellis, IV, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201

box# 28-B

file#98120045

WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Jon M. Shoulders, & Pam R. Shoulders 501 Vantrease Rd. Madison, TN. 37115	Sunshine Mortgage Corp. P. O. Box 9274 Marietta, GA 30065	42-14 / 103.0

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Jon M. Shoulders and wife, Pam R. Shoulders, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We BRAD G. STEVENS and wife, TIFFANY R. STEVENS, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

JON M. SHOULDERS and wife, PAM R. SHOULDERS, the GRANTEES herein, their heirs and assigns, the following real property in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in the 11th Civil District of Davidson County, Tennessee, described according to survey made by H. Gee, August 25, 1955 as follows, to-wit:

Beginning on the northerly margin of Marthonna Road South (now Vantrease Road) extended at the southwest corner of the property conveyed to John A. Mefford and wife, by deed from John A. Mefford, Trustee, of record in Book 2443, page 21, Register's Office for Davidson County, Tennessee; thence with Mefford's westerly line North 2 degrees 31 minutes East 300 feet to his northwest corner; thence North 86 degrees 02 minutes West 136.2 feet to the easterly margin of Graycroft Road; thence with said Road South 3 degrees 14 feet West 300 feet to the northerly margin of Marthonna Road South (now Vantrease Road); thence with said Road South 86 degrees 02 minutes East 139.9 feet to the beginning, containing .95 acres, more or less.

Being the same property conveyed to Brad G. Stevens and wife, Tiffany R. Stevens by deed from Gilbert L. Cook and wife, Cynthia J. Cook of record in Book 9820, page 449, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

The actual consideration or value for this transfer, whichever is greater, is $126,500.00.

Affiant

STATE OF TENNESSEE)
COUNTY OF Davidson)

SWORN TO AND SUBSCRIBED before me this 11 day of Jan, 1999.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

NOTARY PUBLIC LEROY JOHNSTON ELLIS AT LARGE 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 said GRANTEE, his heirs and assigns, forever. We do covenant with the said GRANTEE 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:

1999 Property taxes are to be prorated and assumed by the GRANTEE.
Subject to Sewer easements of record in Book 5613, page 317; and in Book 7526, page 184.

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.

This is improved property known as: 501 Vantrease Rd., Madison, TN. 37115.

Witness our hands this 11 day of Jan., 1999.

Brad G. Stevens

Tiffany R. Stevens

Tiffany R. Stevens

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STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Brad G. Stevens and Tiffany R. Stevens the bargainors herein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11 day of Jan, 1999.

NOTARY PUBLIC

My Commission Expires: May 28, 2002

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC LARGE DAVIDSON CO. TN.

****

99 JAN 13 PM 2:14

0536598

FEE
REGISTER
DAVIDSON CO. TN.

IDENTIF. & REFERENCE

WARRANTY

DEED

From: Brad G. Stevens
and wife,
Tiffany R. Stevens

To: Jon M. Shoulders
and wife,
Pam R. Shoulders

479.50

This Instrument was Prepared by:

Johnny Ellis
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11296 PAGE 511

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

0536598

IDENTIF. ↑ REFERENCE

99 JAN 13 PM 2:15

REGISTER
DAVIDSON COUNTY, TN.

CAMT
126500.00
CON TX 468.05
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 479.05
CHECK 479.05

01/13/99 01 14:16 0001 2534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411980