WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 862,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: Exp. 08/24/2001
(AFFIX SEAL)

BERT L. SCRUGGS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE PUBLIC AT LARGE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry Stephen Avery	SAME	MAP 116-10
(NAME)	(NAME)	
212 Deer Park Drive		PARCEL 51
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	-

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, Michael J. Stabile and wife, Jeanne S. Stabile

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry Stephen Avery and wife, Hayden S. Avery

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. 2 on the Plan of Patterson and Hutton Subdivision, being a Resubdivision of Lots 10, 11 and part of Lot No. 9 on the Plan of Subdivision of Lots No. 24, 25 and 26 and parts of Lot 27 and 26 in A.M. Bransfords Subdivision of record in Book 8250, page 247, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael J. Stabile and wife, Jeanne S. Stabile by Instrument of Correction from Margaret T. Hutton and husband, Vernon Hutton, of record in Book 9434, page 721, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 8250, page 247, said Register's Office; and (c) sewer easement of record in Book 5786, page 953, said Register's Office.

unimproved ( )
This is improved (X) property, known as 212 Deer Park Drive, Nashville, Tennessee 37205
(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 our hand S this 11th day of February, 19 99

Michael J. Stabile

Jeanne S. Stabile

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Stabile and wife, Jeanne S. Stabile

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of February 19 99.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

ROBERT L. SCRUGGS
NOTARY
Exp. 03/24/2001
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

MAIL ENV.

0548585

IDENTIF. & REFERENCE

99FEB 12 AM 10:11

ELL GARRETT REGISTER
DAVIDSON COUNTY, TN.

5398 02/12 0101 03CHECK 2202.25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11339 PAGE 192

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	

0548585
IDENTIF. ↑ REFERENCE

99FEB 12 AM 10:11
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

02/12/99 01 10:10 0001 5398

CAMT	
	862500.00
CON TX	3191.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	3202.25
CHECK	3202.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1424669