0588536

REFERENCE

99 MAY 19 AM 8:42

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11484 PG. 159

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40937
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anthony J. Morreale, Jr. Kay E. Morreale 412 Page Road Nashville, TN 37205	First Trust Mortgage Company 115 Eastpark Drive, Suite 110 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 130-09-116

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 250000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald A. Stevens, unmarried** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anthony J. Morreale, Jr. and spouse, Kay E. Morreale,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lots Nos. 32 and 33, and the southerly 3 feet of Lot No. 5 of Block 4 on the Plan of the Highlands of Belle Meade, as of record in Book 547, page 180, said Register's Office.

SAID Lots 32 and 33 adjoin and front together 200 feet on the easterly side of Page Road and run back between lines 177.3 feet on the northerly line of Lot No. 32 and 178.25 feet on the southerly line of Lot No. 33 to a dead line, on which they measure 200 feet.

SAID southerly 3 feet of Lot No. 5 fronts 3 feet on the westerly side of Midland Drive and runs back between parallel lines 180.1 feet, more or less, to the easterly line of Lot No. 33 on said plan.

BEING the same property conveyed to Donald Gregory, unmarried, by deed from Clarice Barnes, unmarried, being the only heir-at-law of Martha C. Barnes, deceased, of record in Book 3807, page 404, said Register's Office. The said Donald Gregory has since died. The Last Will and Testament of Donald Gregory, of record in Will Book 214, page 189, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, devised subject property to Ronald A. Stevens. By Quitclaim Deed of record in Book 10534, page 931, said Register's Office, L.G. Burnett, Jr., Executor of the Estate of Ronald Gregory conveyed subject property to Ronald A. Stevens. Letters Testamentary of record in Minute Book 419, page 723, Seventh Circuit Court for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; All matters as shown on the Plan of record in Plat Book 547, Page 180, said Register's Office; Agreement for Dedication of Easement for sanitary sewers, storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 6273, page 700, said Register's Office.

This is improved property, known as: 412 Page Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of May, 1999.

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Ronald A. Stevens

State of Tennessee
County of Davidson

On this 14th day of May, 1999, before me the undersigned authority, personally appeared **Ronald A. Stevens** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 250000.00

Affiant

Sworn and subscribed before me on the 14th day of May, 1999.

My Commission Expires: _____

CATHERINE M. WOOD NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 25 2000

Notary Public

Wldoc · Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

BOOK 11484 PG. 16i

0588536

IDENTIFICATION REFERENCE

99 MAY 19 AM 8:42

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

[illegible]	850000.00
[illegible] TX	925.00
[illegible]	1.00
[illegible]	8.00
CFEE	2.00
TOTAL	936.00
CHECK	936.00

[illegible]/19/99 01 08:45 0001 7701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462316