5TE

This Instrument Prepared By:
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 244-0020

BOOK 11495 PG. 828

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Leigh H. Stephens **159 Bay Drive** **Hendersonville, TN 37075**	**Leigh H. Stephens** **159 Bay Drive** **Hendersonville, TN 37075**	**74-04-114**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, Rayburn N. Yarborough and LaDonna T. Yarborough ("Grantors"), have bargained and sold and do hereby transfer and convey unto Leigh H. Stephens ("Grantee"), her heirs, successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 137 on the Final Plan of Hermitage Hills, Section Twelve, of record in Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to RAYBURN N. YARBOROUGH AND WIFE, LADONNA T. YARBOROUGH by deed from Joe W. Long, Jr., UNMARRIED, AND JOE W. LONG AND WIFE, MARTHA J. LONG of record in Book 10139, page 781, Register's Office for Davidson County, Tennessee.

This is improved property known as 727 Linden Green Drive, Hermitage, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, her heirs, successors and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for 1999 real estate taxes which Grantee agrees to assume.

AND Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 26th day of May, 1999.

Rayburn N. Yarborough

LaDonna T. Yarborough

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $85,000.00.

AFFIANT

Subscribed and sworn to before me, this 26th day of May, 1999.

NOTARY PUBLIC

My Commission Expires:
5/28/2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, Rayburn N. Yarborough and LaDonna T. Yarborough, the within named bargainors, 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, at office, this 26th day of May, 1999.

NOTARY PUBLIC

My Commission Expires:
5/28/2000

45118959.1
05/26/99 2:20 PM

1214 05/26 0101 03CHECK 325.50

99MAY 26 PM 3:46
ALL STATE REGISTER
DAVIDSON COUNTY, TN.

05918 19
REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11495 PG. 830

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

0591819

INSTRUMENT REFERENCE

99 MAY 26 PM 3:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	325.50
CHECK	325.50

05/26/99 01 15:49 0001 1214

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465792