0599686

REFERENCE

49

99 JUN 14 PM 3:37

REGISTER
COUNTY, TN.

This Instrument prepared by
and after recording return to:
CASTLEMAN & GREENE, PLLC
110 Glancy Street, Suite 109
Goodlettsville, Tennessee 37072

Send Tax Bills to New Owner at:

HEARTHSIDE HOMES, L.L.C.
2345 South Lynhurst Drive, Suite 112
Indianapolis, Indiana 46241

Field Book 11D 84600
Map 53-14
Parcel PART OF 79

GENERAL WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 11527 PG. 351

THAT Michael R. Stokes (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by HEARTHSIDE HOMES, L.L.C., a Tennessee limited liability company, (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, those certain tracts or parcels of real property situated in Davidson County, Tennessee, described below together with (i) all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lots Nos. 3, 4, 5, 6, 7,8, 25, 26, 27, 28,29,and 30, on the Final Plat of The Woods at Neeley's Bend, Phase 1, as of record in Book 9700, page 928, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of said lots.

Being a portion of the same property conveyed to Michael R. Stokes by deed from David Leo Crane and wife, Carole B. Crane, James B. Hardy, C.W. Tidwell and H. S. Tidwell, of record in Book 11127, page 905, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple of the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 11TH day of June, 1999.

Michael R. Stokes

Mary Stokes
By M.R. Stokes
as @ Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Michael R. Stokes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Goodlettsville, Tennessee this 11th day of June, 1999.

G. Mullen Hagan II
Notary Public

My Commission Expires:

DEC. 23, 2001

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Michael R. Stokes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of Mary Stokes and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of said Mary Stokes.

WITNESS my hand, at office in Brentwood, Tennessee this 11th day of June, 1999.

G. Mullen Hagan II
Notary Public

My Commission Expires:

DEC. 23, 2001

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer of property is Two Hundred Seventy Seven Thousand Eight Hundred and No/100 Dollars ($277,800.00).

AFFIANT

Sworn to and subscribed before me this 11TH day of June, 1999.

G. Mullen Hagan II
Notary Public

My commission expires: DEC. 23, 2001

06/14 0101 03CHECK 1028-86

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11527 PG. 353

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

0599686

99 JUN 14 PM 3:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
277800.00
CON TX 1027.86
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1038.86
CHECK 1038.86

06/14/99 01 15:41 0001 9609

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474030