BOX #14A

G#12945-2

WARRANTY DEED

BOOK 11573 PAGE 12

JOHN T. COOK NOTARY PUBLIC DAVIDSON COUNTY AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July 19 99

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT F. STEVENS	"NEW OWNERS"	MAP 144-15
(NAME)	(NAME)	
6117 Montcrest Drive		PARCEL 026.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, THOMAS W. LAND AND WIFE, SOPHIA RANDOLPH LAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT F. STEVENS AND WIFE, TONYA V. STEVENS

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. 48 on the Plan of Hillsboro Park, Section II, as of record in Book 2331, Pages 61 and 62, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Thomas W. Land and wife, Sophia Randolph Land, by Deed from James C. Cowan, Jr., and wife, Connie Cowan, of record in Book 11237, Page 851, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 2446, Page 405, in Book 2447, Page 303, in Book 2603, Page 440, in Book 4169, Page 719, and in Book 4207, Page 397, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS instrument is being executed in behalf of Thomas W. Land pursuant to a Power of Attorney executed by him on the 9th day of July, 1999, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 6117 Montcrest Drive, Nashville, TN 37215
(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 14th day of July 19 99

THOMAS W. LAND

By: Thomas W. Land by Sophia Randolph Land, Att-in Fa

SOPHIA RANDOLPH LAND, ATTORNEY-IN-FACT

Sophia Randolph Land

SOPHIA RANDOLPH LAND

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 SOPHIA RANDOLPH LAND

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 1999.

Commission expires May 27, 2001

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of July, 1999, before me personally appeared SOPHIA RANDOLPH LAND to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THOMAS W. LAND and acknowledged that she executed the same as the free act and deed of said THOMAS W. LAND.

Witness my hand and official seal at Nashville, Tennessee.

My Commission Expires: May 27, 2001

_____
Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

06117118
REGISTER'S OFFICE REFERENCE
99 JUL 15 AM 8:41

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11573 PAGE 14

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

06111718

IDENTIFICATION REFERENCE

99 JUL 15 AM 8:41

REGISTER
DAVIDSON CO. TN.

CAMT
290000.00
CON TX 1073.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1084.00
CHECK 1084.00

07/15/99 01 08:43 0001 2534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1490867