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B-Y 34

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,873.39

Irene B. Stevens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 1999

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY

Delaina D. Davis
Notary Public

MY COMMISSION EXPIRES: ~~February 27, 2001~~ 5-11-02
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Irene B. Stevens | Principal Residential Mtg. Inc. | MAP 151-01 |
| (NAME) | (NAME) | |
| 951 Giant Oak Drive | P O Box 711 | GROUP A |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Des Moines, IA 50303-0711 | PARCEL 156.00 |
| (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, Dana Gayle Bruce, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Irene B. Stevens, married

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:

Being Lot No. 156 on the Plan of Chatham Pointe of record in Book 6900, Page 444-447, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Book 10279, Page 830, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

Subject to all matters filed of record in Book 6900, Page 444-447, Register's Office for Davidson County, Tennessee.

Subject to restrictions filed of record in Book 7358, Page 656 and Book 7538, Page 792, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of Chatham Pointe Homeowners Association, Inc. filed of record in Book 8679, Page 446, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 3124 Kennebeck Place, Antioch, Tennessee 37013
(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 my hand this 15th day of July, 1999

Dana Gayle Bruce

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Dana Gayle Bruce, unmarried

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 15th day of July 1999

Commission expires ~~February 27, 2001~~ 5-11-02

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 _____ .

My commission expires _____

Notary Public

CYNTHIA D. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

99 JUL 19 PM 1:35
061130
REFERENCE
17
76



RECORDED 22.00
278.23

# 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 |

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06013076

99 JUL 19 PM 1:17

[illegible] 1172.37
[illegible] 365.83
[illegible] 1.00
[illegible] 3.00
[illegible] 2.00
[illegible] 372.83
[illegible] 372.83
[illegible] 1301 3571

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1492287