Box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 289,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF July 99

Notary Public

MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

BOOK 11605 PAGE 300

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PATRICK F. LUBY	FIRST UNION MORTGAGE CORPORATION	MAP115-16
(NAME)	(NAME)	
6053 CARGILE ROAD	1100 CORPORATE CENTER DRIVE	PARCEL 064.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	RALEIGH, NC 27607-5066	
(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, PAMELA M. STEPHENSON AND HUSBAND, FREDERIC W. STEPHENSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICK F. LUBY AND WIFE, CHRISTINE B. LUBY

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. 78 on the Plan of Harding Park, as of record in Plat Book 2331, Page 120, 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 Pamela H. Stephenson, married by deed from Frank O. Bennett and wife, Amelia Campbell Bennett of record in Book 8687, Page 548, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2331, page 120; restrictions of record in Book 2542, page 486; all of record in the Register's Office for Davidson County, Tennessee.

99 AUG -4 AM 11:03

0620278

IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 6053 CARGILE ROAD, NASHVILLE, TN 37205
(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 30th day of July 19 99

PAMELA M. STEPHENSON

FREDERIC W. STEPHENSON

$289,500.00 03CHECK 1082.15

STATE OF TENNESSEE
COUNTY OF

BOOK 11605 PAGE 301

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAMELA M. STEPHENSON AND HUSBAND, FREDERIC W. STEPHENSON

the bargainor S, 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 and official seal at Brentwood, Tennessee, this 30th day of July, 19 99.

Commission expires 5/28/2000

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

WARRANTY DEED

FROM

PAMELA M. STEPHENSON AND HUSBAND, FREDERIC W. STEPHENSON

TO

PATRICK F. LUBY AND WIFE, CHRISTINE B. LUBY

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

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

06202778

IDENTIF. A REFERENCE

99 AUG -4 AM11:03

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11605 PAGE 302

CAMT	
	289500.00
CON TX	1071.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1082.15
CHECK	1082.15

08/04/99 01 _ 11:09 0001 1782

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499993