This instrument was prepared by:

JOHN C. LEONARD, JR.,
Attorney at Law
115 West Commerce Street
Lewisburg, Tennessee 37091

Map & Parcel Numbers:
119-11-0; 093.00

Split __ N.C. ✓

BOOK 11631 PAGE 423

Based upon information furnished by the parties.

FROM: **TIMOTHY STEPHENS** (with quitclaim from his wife, **PEGGY L. STEPHENS**)

TO: **JON MORGAN DAVIS, Et Ux, (MARGARET BOLES DAVIS)**

WARRANTY DEED

9747 08/24 0101 03CHECK 274.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable considerations paid to me by JON MORGAN DAVIS and wife, MARGARET BOLES DAVIS, the receipt of which is hereby acknowledged, I, TIMOTHY STEPHENS, have this day bargained and sold and do hereby grant and convey unto the said JON MORGAN DAVIS and wife, MARGARET BOLES DAVIS, as tenants by the entireties and unto their heirs and assigns, in fee simple and forever, the following described realty, located in Davidson County, State of Tennessee, which realty is more particularly described as follows, to wit:

"Being Lot No. 82 on the plan of Mashburn Heights, of record in Book 1835, page 1, Register's office for said County.

Said Lot No. 82 fronts 141.0 feet on the Easterly margin of Ennis Road and extends back 159.7 feet on the Northerly line and 267.3 feet on the Southerly line, to a dead line in the rear measuring 262.0 feet thereon.

This is improved property known as 2724 Ennis Road, Nashville, Tennessee 37210".

THIS BEING THE SAME REALTY conveyed to me by Quitclaim Deed from LARRY STEPHENS, Executor of the Last Will and Testament of ALENE STEPHENS, dated April 21, 1997 and recorded in Book 10423, page 129, in the Register's office of Davidson County, Tennessee; and, to which reference is here made.

TO HAVE AND TO HOLD the above described realty unto the said JON MORGAN DAVIS and wife, MARGARET BOLES DAVIS, as tenants by the entireties and unto their heirs and assigns, in fee simple and forever; but, subject to all lawful easements for roadways, rights of way and utilities. BOOK 11631 PAGE 424

I DO COVENANT with the said Grantees and unto their heirs and assigns that I am lawfully seized and possessed of the above described realty in fee simple title; that I have a good and lawful right to sell and convey the same to them; and, that said realty is free, clear and unencumbered from any and all liens, except for the 1999 taxes which are to be prorated between these parties; and, thereafter, all subsequent taxes are to be paid by the Grantees herein named.

AND, I DO, FURTHER COVENANT with the said Grantees and unto their heirs and assigns that I will forever warrant and defend the title to the realty hereinabove conveyed to them against the lawful claims, suits and demands of all persons whomsoever.

And I, PEGGY L. STEPHENS (wife of the Grantor, TIMOTHY STEPHENS), do hereby join in the execution of this conveyance for the express purpose of waiving and relinquishing any and all of the homestead and marital rights that I have in and to the above described realty; and, do hereby quitclaim unto the said Grantees, their heirs and assigns, all of the right, title, claim and interest that I have in and to the same.

Possession of the premises granted herein will be given With Deed.

WITNESS OUR HANDS this 16th day of August, 1999.

Timothy J Stephens
(TIMOTHY STEPHENS)

Peggy L Stephens
(PEGGY L. STEPHENS)

(Acknowledgment to the above signatures on following page)

MAIL EARLY
99 AUG 24 AM 9:21
REGISTER
COUNTY, TN.
ASHEVILLE + REFERENCE
06277411

(Signatures to the following acknowledgment on preceding page)

STATE OF TENNESSEE)
COUNTY OF MARSHALL)

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On this 16th day of August, 1999, before me personally appeared **TIMOTHY STEPHENS and wife, PEGGY L. STEPHENS,** to me known to be the persons described in and who executed the foregoing instrument; and, acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND and official seal of office in the State and County aforesaid this 16th day of August, 1999.

Brenda Laudredge
(NOTARY PUBLIC) (Seal)
My commission expires:
(3-22-2000)

STATE OF TENNESSEE)
COUNTY OF MARSHALL)

I hereby swear or affirm that the actual value or consideration (whichever greater) of this conveyance is $ 70,000.00.

WITNESS MY HAND this 16th day of Aug, 1999.

Jon Morgan Davis
(AFFIANT)

SWORN TO AND SUBSCRIBED before me this 16th day of Aug, 1999.

Brenda Laudredge
(NOTARY PUBLIC) (Seal)
My commission expires:
(3-22-2000)

Name and address of the
new owners and
persons responsible for taxes:

MR. and MRS. JON MORGAN DAVIS
2724 Conyo Rd.
Nashville, Tn 37210

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0627741

IDENTIFICATION REFERENCE

99 AUG 24 AM 9:21

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE

CAMT	70000.00
CON TX	259.00
PRFEE	1.00
MDEED	12.00
CFEE	2.00
TOTAL	274.00
CHECK	274.00

08/24/99 01 09:20 0001 9762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1505762