This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 071-16-0
PARCEL: 316.00 & 317.00
GROUP:

Send Tax Bills to: (New Owner)
Harvard Stephens and wife Barbara Stephens
612 Hill Road
Brentwood, TN 37027

BOOK 11677 PAGE 411

WARRANTY DEED

THIS INDENTURE, made this 20th day of September, 1999 between

Freda M. Edwards

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Harvard Stephens and wife Barbara Stephens

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being lot number 38 on the map of Thornby Place of record in Book 332, Page 3, Register's Office for said County.
Said lot No. 38 fronts 50 feet on the southerly side of McKinney Avenue and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Freda M. Edwards, an unmarried woman by Quitclaim deed from Arlien F. Woodard of record in Book 8655, Page 972 Register's Office for Davidson County, Tennessee.

Certain real estate in Davidson County, Tennessee, described as follows.
Being Lot No. 39 on the Map of Thornby Place, The Plan of which is of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee.
Lot No. 39 fronts 50 feet on the south side of McKennie Avenue (formerly Dayton Avenue) and runs back between parallel lines 145 feet, more or less to an alley in the rear.

Being the same property conveyed to Freda M. Edwards by deed from Arline F. Woodard, a single person of record in Book 9850, Page 143 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except real property taxes which are to be prorated between the parties and which Grantee

assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Freda M Edwards

Freda M. Edwards

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Freda M. Edwards the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of September, 1999

Notary Public

My Commission Expires: 11/30/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $35,000.00.

Freda M Edwards
Affiant

Sworn to and subscribed before me, this 20th day of September, 1999

Notary Public

My Commission Expires: 11/30/2002

PICK-UP

06400048

REGISTER'S REFERENCE

99 SEP 27 PM 3:07

BILL HOMMELL REGISTER
DAVIDSON COUNTY, TN.

"93% 09/27 0101 03CHECK 140.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11677 PAGE 413

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

0640048

USER REFERENCE

99 SEP 27 PM 3:07

HILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	35000.00
CON TX	129.50
PRFEE	1.00
VDEED	8.00
CFEE	2.00
TOTAL	140.50
CHECK	140.50

09/27/99 01 15:10 0001 2934

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1520854