Realty 4E.1

Prepared by:
Lassiter, Tidwell & Hinkebrand
Attorneys at Law
428 Wilson Pike
Brentwood, TN

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

My Commission Expires
1-29-2000

BOOK 11739 PAGE 710

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $78,000.00

Michael S. Davidson
Affiant

Subscribed and sworn to before me, this 9th day of November, 1999.

Notary Public
My commission expires: 01/29/00

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael S. Davidson	Regions Bank	120-2-92
1112 Frances Avenue	4329 Harding Road	
Nashville, TN 37204	Nashville, TN 37205	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Tanya Shea Stephens, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael S. Davidson hereinafter called the Grantees their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, TN, being Lot No. 31 on the Map of Stardust Acres of record in Book 1424, Page 1424, Register's Office for said County.

Said Lot No. 31 fronts 60 feet on the north side of Venus Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Tanya Shea Stephens, unmarried, by deed from Carol L. Wheeler, unmarried, of record in Book 9535, Page 396, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1306 Venus Drive, Nashville, Tennessee 37217

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 successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves and our heirs successors and assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of November, 1999.

Tanya Shea Stephens

0318 11/11 0101 03CHECK 299.60

99 NOV 11 AM 11:58

REFERENCE

06564660

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Tanya Shea Stephens with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purpose therein contained.

Witness my hand, at office in Brentwood, Tennessee, this 9th day of November, 1999.

Notary Public

My Commission expires: 01/29/00

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
My Commission Expires
1-29-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11739 PAGE 712

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

09964460

99 DEC 11 AM 11:58

CAMT	78000.00
CON TX	288.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	299.60
CHECK	299.60

13/33/99 01 11:59 0001 0318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1538018