WARRANTY DEED

Instr:200001200006629 Page: 1 OF 2
REC'D FOR REC 01/20/2000 8:28:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $111.00

PREPARED BY:

C. Patterson Cron, Attorney
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $30,000.00.

Vera Inez Stephens
Affiant

Sworn to and subscribed before me on this the 19th day of January, 2000.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-29-03

Address New Owner:
VERA INEZ STEPHENS
109 Ryburn Dr
Old Hickory, Tn
37138

Send Tax Bills to:
SAME AS NEW OWNER

Map-Parcel
53-2-105

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, I, **HARVEY R. CONN**, hereinafter called the GRANTOR, has bargained and sold and by these presents, do transfer and convey unto **VERA INEZ STEPHENS**, unmarried, hereinafter called GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Fairway View, Section I, and part of Section II, as of record in Book 4675, page 55, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 20 fronts 90 feet on the Southwesterly side of Ryburn Drive and runs back 154.7 feet on the Northwesterly line and 168.3 feet on the Southeasterly line to a dead line on which it measures 91 feet thereon.

BEING the same property conveyed to Harvey R. Conn by deed from William S. Brown, unmarried, of record in Book 10476, page 251, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2000 Davidson County taxes will be paid by Grantee when due.

2) Plan of record in Plat Book 4675, page 55, Register's Office for Wilson County, Tennessee.

3) Restrictions of Section I and Part of Section II in Book 4675, page 877, Register's Office for Wilson County, Tennessee.

This is unimproved property known as 219 Ryburn Drive, Old Hickory, Tennessee, 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

WITNESS (my/our) hand(s) this the 19th day of January, 2000.

Harvey R Conn

HARVEY R. CONN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, HARVEY R. CONN the bargainor with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 19th day of January, 2000.

Charles P. Cox

NOTARY PUBLIC

My Commission Expires: March 29,