Instr:200001260008492 Page: 1 OF 2
REC'D FOR REC 01/26/2000 10:29:36AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

THIS INSTRUMENT PREPARED BY:
L. Robert Grefseng, Attorney
710 N. Main Street
Columbia, Tennessee 38401

MARSHALL COUNTY TITLE & ESCROW
203 First Avenue North
Lewisburg, TN 37091

Based solely on information provided by the parties.

151-9-A
128.00 CO

# WARRANTY DEED
# CREATING TENANTS BY THE ENTIRETIES

**FROM: DEBRA D. STUARD**
**TO: CONNELL W. STUARD**

FOR AND IN CONSIDERATION of Love and Affection, I, the undersigned, **DEBRA D. STUARD**, (formerly known as and who is one and the same as) have this day bargained and sold, and do, by these presents, transfer and convey unto **CONNELL W. STUARD**, so much of my interest in the following described realty located in Davidson County, Tennessee as is necessary to create a tenancy by the entirety. It is my intention by this deed to hereafter own the following described property with **CONNELL W. STUARD**, as tenants by the entirety, the real estate being further described as follows, to-wit:

> Being Lot No. 128, on the Plan of PHASE 1, SECTION 1, LONG HUNTER CHASE, A Planned Unit Development, of record in Plat Book 7900, pages 829 and 831, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> This being the same property conveyed to the Grantor herein by deed of record in Book 10045, Page 418, Register's Office of Davidson County, Tennessee.
>
> There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Phase 1, Section 1, Long Hunter Chase, A Planned Unit Development, as said areas are set forth and defined in Restrictions of record in Book 9430, page 251; Book 9534, page 938; and Book 9534, page 942; By-Laws of record in Book 9430, page 279; and Charter of record in Book 9433, page 953; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.
>
> A title search was not performed on the subject property.

TO HAVE AND TO HOLD unto the said **CONNELL W. STUARD AND WIFE DEBRA D. STUARD**, as Tenants by the Entirety, their heirs and assigns, in fee-simple forever.

The Grantor COVENANTS that she is lawfully seized and possessed of the granted realty; that she has a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that she will forever warrant and defend the title thereto unto the said Grantee as tenants by the entirety, against the lawful claims and demands of all persons whomsoever.

WITNESS MY HAND this 21st day of January, 2000.

Debra D. Stuard

**DEBRA D. STUARD**

STATE OF TENNESSEE
COUNTY OF MARSHALL

On this 21st day of January, 2000, before me personally appeared **DEBRA D. STUARD**, to me known to be the person described in, and with whom I am personally acquainted, who executed the foregoing and attached instrument, and who acknowledged that she executed the same as her free act and deed.

My Commission Expires: 11-25-2000

IN WITNESS WHEREOF, I hereunto affix my signature and official seal in the County and State aforesaid.

CAROL W. HART NOTARY PUBLIC AT LARGE MARSHALL COUNTY TN

Carol W Hart
Notary Public

STATE OF TENNESSEE
COUNTY OF MARSHALL

The undersigned makes oath that the actual value or consideration of this transfer is $ -0-

Debra D. Stuard
Affiant

Sworn to and subscribed before me this 21st day of January, 2000.

Carol W Hart
Notary Public

CAROL W. HART NOTARY PUBLIC AT LARGE MARSHALL COUNTY TN

My Commission Expires: 11-25-2000

mail to:

TAXES WILL BE PAID BY:
DEBRA D. STUARD AND CONNELL W. STUARD
4721 Derbyshire Drive
Antioch, TN 37013