PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (sk) Title No: 41690
Dav. Co. File: Box 8

Instr:200006090057973 Page: 1 OF 4
REC'D FOR REC 06/09/2000 1:41:34PM
RECORD FEE: $19.00
T. TAX: $0.00 T. TAX: $906.50

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Billy F. Bryant Mary Nelle Bryant 206 Longwood Court Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-09-B-023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 245,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James F. Stifler, John R. Stifler and Sarah S. Lucas** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Billy F. Bryant and spouse, Mary Nelle Bryant,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of Longwood Subdivision of record in Plat Book 5200, page 86, Register's Office for said County.

SAID Lot No. 23 fronts 60.00 feet on the westerly margin of Longwood Court and extends back 96.21 feet on the southerly line and 95.74 feet on the northerly line to a dead line in the rear.

BEING the same property conveyed to Julia F. Stifler by deed from Larry H. Snedeker, Executor of the estate of Mary O. Peck, deceased of record in Book 6308, page 938, Register's Office for said County. The said Julia F. Stifler has since died. The will of Julia F. Stifler of record in Will Book 235, page 167, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to James F. Stifler, John R. Stifler and Sarah S. Lucas.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2000, and subsequent years;The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 86, as amended in Book 5419, page 183, said Register's Office, which Plan shows a 15 footminimum building set back line from Longwood Court, a 20 foot minimum building setback line from the rear line of said lot; and a 10 foot minimum setback line along the easterly portion of teh southerly line. By instrument of record in Book 5351, page 788, said Register's Office, the rear setback line was amended to 36 feet. Nashville Electric Service public utility and drainage across the northeasterly front corner.: The Declaration of Covenants, Conditions and Restrictions of record in Book 5344, page 353, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 206 Longwood Court, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever,

WITNESS THE EXECUTION HEREOF this _____ day of May, 2000.

_____ John R. Stifler
James F. Stifler **John R. Stifler**

_____
Sarah S. Lucas

State of _____
County of _____

On this _____day of May, 2000, before me the undersigned authority, personally appeared **James F. Stifler**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ _____
Notary Public

State of MA
County of HAMPSHIRE

On this 26TH day of May, 2000, before me the undersigned authority, personally appeared **John R. Stifler**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 2-2-2001 Margaret A. Lajoie
Notary Public

MARGARET A. LAJOIE NOTARY PUBLIC MASSACHUSETTS

State of _____
County of _____

On this _____day of May, 2000, before me the undersigned authority, personally appeared **Sarah S. Lucas**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ _____
Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 245,000.00

Gregory Poraca
Affiant

Sworn and subscribed before me on the 26th day of May, 2000.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires MAY 28, 2003

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of May, 2000.

James F. Stifler

Sarah S. Lucas

John R. Stifler

G. K. BHATTI
Comm. # 1151598
NOTARY PUBLIC - CALIFORNIA
City & County of San Francisco
My Comm. Expires Aug. 16, 2001

State of CALIFORNIA
County of SAN FRANCISCO

On this 7th day of ~~May~~ June, 2000, before me the undersigned authority, personally appeared **James F. Stifler**, to ~~me known~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Aug 16, 2001

Notary Public

State of _____
County of _____

On this _____ day of May, 2000, before me the undersigned authority, personally appeared **John R. Stifler**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Connecticut
County of New London

On this 25th day of May, 2000, before me the undersigned authority, personally appeared **Sarah S. Lucas**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/31/01

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 245,000.00

Affiant

Sworn and subscribed before me on the 26th day of May, 2000.

Notary Public

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of May, 2000.

James F. Stifler

John R. Stifler

Sarah S. Lucas

Sarah S. Lucas

State of _____
County of _____

On this _____day of May, 2000, before me the undersigned authority, personally appeared **James F. Stifler**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of _____
County of _____

On this _____day of May, 2000, before me the undersigned authority, personally appeared **John R. Stifler**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Connecticut
County of New London

On this 25th day of May, 2000, before me the undersigned authority, personally appeared **Sarah S. Lucas**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/31/01

Nancy V. Burgess
Notary Public

NANCY V. BURGESS NOTARY PUBLIC CONNECTICUT

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 245,000.00

Affiant

Sworn and subscribed before me on the 26th day of May, 2000.

Notary Public