Davidson County DEEDWARR
Recvd: 02/26/01 15:18 2pgs
Fees:11.00 Taxes:590.15
20010226-0017731

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WARRANTY DEED

This Indenture made this **19th** day of **February, 2001** between **Ralph D. Stevens, ,** GRANTOR, and **Sivaxay Philalom and wife, Lynnese Philalom ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being Lot Number 37 on the Plan of The Villages of Larchwood, Phase II, Section III, of record in Book 9700, page 861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Ralph D. Stevens, a married man, by Warranty Deed from Leon Sharber, Trustee, of record in Instrument Number 200004270041723, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 9700, page 861, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 10715, page 167; Book 10940, page 499; and Book 11448, page 741, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Book 10715, page 160, Register's Office for Davidson County, Tennessee.

This property has never been used as Ralph Stevens principal residence.

Improved known as 1304 Brendale Court, Nashville, Tennessee 37214.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **19th** day of **February, 2001.**

Ralph D. Stevens

Ralph D. Stevens

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph D. Stevens, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 19th day of February, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $159500

Affiant

Subscribed and sworn before me this 19th day of February, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Sivaxay Philalom
1304 Brendale Court
Nashville, Tennessee 37214

Send Tax Bills to:
Sebring Capital Corporation
4000 International Parkway Suite 3000
Carrollton, Texas 75007

Map & Parcel Number:

Map 108-4-A Parcel 89