Davidson County DEEDWARR
Recvd: 03/07/01 14:39 2pgs
Fees:11.00 Taxes:612.35
20010307-0021698

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WARRANTY DEED

This Indenture made this **21st** day of **February, 2001** between **Ralph D. Stevens, ,** GRANTOR, and **Richard A. Duetscher and wife, Candace N. Duetscher ,** 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 44 on the Plan of The Villages of Larchwood, Phase II, Section 3, 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 the same property conveyed to Ralph D. Stevens by Warranty Deed from Leon Sharber, Trustee, dated April 18, 2000 and filed for record in Instrument Number 200004270041723, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Leon Sharber, Trustee, by Limited Warranty Deed dated May 9, 1996 of record in Book 10049, page 611, Register's Office for Davidson County, Tennessee.

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 1305 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 **21st** day of **February, 2001.**

Ralph D. Stevens

Ralph D. Stevens

by Jennifer Reece as Attorney in Fact

County of Davidson

State of Tennessee

On the 21st day of February, 2001, before me personally appeared Jennifer R. Pierce, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ralph Stevens, as his/her attorney in fact and acknowledged that Jennifer R. Pierce executed the same as the free act and deed of the said Ralph Stevens. Said Power of Attorney being recorded in Book ** _____, page ** _____, Register's Office for said County and State.

**recorded simultaneously herewith

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $165500

Affiant

Subscribed and sworn before me this 21st 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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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Richard A. Duetscher
1305 Brendale Court
Nashville, Tennessee 37214

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

Map & Parcel Number:

Map 108-04-A Parcel 96