Record & Return To:
Southern Title Services, LLC
321 West Main Street
Lebanon, TN 37087
File No. 200150137

Davidson County DEEDWARR
Recvd: 07/26/01 10:14 2pgs
Fees:13.00 Taxes:388.13
20010726-0079334

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **July, 2001** between **BONNIE HUTCHINS STEPHENS, an unmarried woman, and aka BONNIE MAE GULLEY** , GRANTOR, and **ALEC K. CORT and ALLYSON M. CORT, husband and wife** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **HERMITAGE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 546, on the Plat of Tulip Grove, Section 9, of record in Plat Book 4675, page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 546 fronts 92.0 feet on the east margin of Concord Drive and extends back 148.74 feet on the north line and 160.06 feet on the south line to a dead line in the rear, measuring 63.40 feet thereon.

Being the same property conveyed to Bonnie Mae Gulley also known as Bonnie Hutchins Stephens by quitclaim deed from Robert Eugene Gulley of record in Book 11300, Page 301, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by Grantee(s); all matters appearing of record in Plat Book 4675, page 135; Restrictive Covenants of record in Book 4846, page 924, and any and all easements, right of ways, restrictions, setback lines, zoning, etc. of record in the Register's Office, Davidson County, Tennessee

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

BONNIE HUTCHINS STEPHENS
Signature of Seller

aka BONNIE MAE GULLEY
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **BONNIE HUTCHINS STEPHENS, an unmarried woman, and aka BONNIE MAE GULLEY** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of **July, 2001.**

Notary Public

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires SEPT. 6, 2001

My Commission Expires:_____

Name and Address of Property Owner:

ALEC K. CORT and ALLYSON M. CORT
4804 CONCORD DRIVE
HERMITAGE, TN 37076

Property Address:

4804 CONCORD DRIVE
HERMITAGE, TN 37076

Person Responsible for Taxes:
SunTrsut Mortgage
P.O. Box 57028
Irvine, CA 92619-7028

Parcel #: Map 75-04-0, Parcel 233.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $ which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

$104,900.00

Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **July, 2001.**

Notary Public

My Commission Expires: _____

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires SEPT. 6, 2001

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