Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/14/01 13:57 2pgs
Fees:13.00 Taxes:555.00

20010914-0100284

39-B
File #01-1516

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William H. Fuqua, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Allen Stephens, unmarried**, 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. 59 on the Plan of Section I, Warner Park Valley, of record in Book 3600, Pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 100 feet on the southeasterly side of Percy Warner Boulevard and runs back between parallel lines, 150 feet to a dead line in the rear, which measures 100 feet.

Being the same property conveyed to William H. Fuqua, unmarried by deed of record in Inst. No. 200004040033822, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1034 Percy Warner Boulevard, Nashville TN 37205.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 14th day of September 2001

William H. Fuqua _____

William H. Fuqua

State of Tennessee)
County of Davidson)

On this 14th day of September, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William H. Fuqua, the bargainor(s), 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.

Notary Public

My Commission Expires: 9-27-2003

KENNETH M. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 150,000.00.

X Michael A Stephens
Affiant

Sworn and subscribed before me on this the 14th day of September, 2001.

Notary Public

My Commission Expires: 9-27-2003

KENNETH M. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:
Michael Allen Stephens
1034 Percy Warner Boulevard
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
129-8-64