BOK 6

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/01 10:33 3pgs
Fees:18.00 Taxes:129.50

20011004-0107806

STATE OF TENNESSEE
COUNTY OF DAVIDSON
I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $85,000.00

Edward C Stevenson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of Sept. 2001.

Notary Public

MY COMMISSION EXPIRES: 8/25/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Michael Troy Haley, Attorney
Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward C. Stevenson et ux (NAME)	**Same** (NAME)	**81-16**
1409 Cranapple Cove (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	**450.00**
Nashville, TN 37207 CITY/STATE/ZIP	(CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Rufus Lee Bell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward C. Stevenson and wife, Linda F. Stevenson**

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Exhibit "A" Legal Description

SUBJECT TO EASEMENTS, SETBACK LINES AND RESTRICTIONS OF RECORD IN BOOK 19, PAGE 241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; ZONING REGULATIONS FOR THE APPROPRIATE GOVERNMENTAL AUTHORITY, AND RIGHTS FOR PUBLIC UTILITIES AND PUBLIC RIGHTS OF WAY, AND TO MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY. COUNTY PROPERTY TAXES FOR CURRENT YEAR TO BE PRORATED BETWEEN THE PARTIES HEREIN.

NOTE: THE SUBJECT PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR, NOR HIS SPOUSE, IF ANY, AND AS SUCH IS NOT SUBJECT TO HOMESTEAD OR OTHER MARITAL INTEREST AS CONTEMPLATED BY TCA 31-1-104 ET SEQ OR SIMILAR STATUTE OR AT COMMON LAW.

This is real property known as 1209 Jefferson Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 2nd day of Oct., 2001.

Rufus Lee Bell

RUFUS LEE BELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rufus Lee Bell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within document for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 2nd day of October, 2001.

Notary Public

Commission Expires: 9/25/04

EXHIBIT "A" LEGAL DESCRIPTION

Certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. 15: Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Thos. Harding's First Addition, as of record in Book 19, Page 241, Register's Office for said County.

Said lot No. 3 fronts 52 feet on the southerly side of Jefferson Street and runs back 94 feet, more or less, on the westerly line and 84 feet, more or less, on the easterly line, with the westerly margin of an alley, to an alley in the rear, measuring 50 feet on said rear line.

BEING the same property conveyed to Rufus Lee Bell, by Installment Deed from Eva Garfinkle, dated January 3, 1974, recorded January 8, 1974, of record in Book 4779, page 118, Register's Office for Davidson County, Tennessee.

This property is also known as 1209 Jefferson Street, Nashville, Tennessee.