Davidson County DEEDWARR
Recvd: 12/04/01 16:47 3pgs
Fees:18.00 Taxes:591.63

20011204-0133369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2001.

Notary Public

MY COMMISSION EXPIRES: 5/28/03

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Stidman	Chase Manhattan Mortgage Corporation	98-5A-33CO
(NAME) 6153 Hampton Hall Way	(NAME) 780 Kansas Lane, Ste. B	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Monroe, LA 71203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRIAN S. YEE AND WIFE, MARIE E. YEE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID W. STIDHAM AND MARI P. STIDHAM,

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

Land in Davidson County, Tennessee, BEING Lot No. 146 on the Plan of Hampton Hall, Section 1, of record in Plat Book 9700, Pages 290 and 291, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Brian S. Yee and wife, Marie E. Yee by deed from Beazer Homes, Inc. d/b/a, Phillips Builders of record in Book 11313, Page 175, Register's Office for Davidson County, TN.

This instrument is executed on behalf of Marie E. Yee by Brian S. Yee as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved ☒ improved property, known as 6153 Hampton Hall Way, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 16th day of November, 2001.

Brian S. Yee

Marie E. Yee by Brian S. Yee Attorney in Fact

Marie E. Yee, by Brian S. Yee, Attorney in Fact

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 Brian S. Yee, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 16th day of November, 2001

Commission expires:
5/28/03

Sharon L. Riney
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Brian S. Yee, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Marie E. Yee, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Marie E. Yee. WITNESS my hand and Notarial Seal this 16th day of November, 2001.

Sharon L. Riney
Notary Public

My Commission Expires

5/28/03

EXHIBIT "A"

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, BRIAN S. YEE who made oath as follows:

1. That by appointments dated 11/13/01 which are recorded in the Register's Office for Davidson County, Tennessee, Brian S. Yee was appointed as attorney-in-fact for Marie E. Yee ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the Warranty Deed, Deed of Correction and/or Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 16th day of November, 2001.

Brian S. Yee

STATE OF TENNESSEE
DAVIDSON COUNTY

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Brian S. Yee whose name is signed to the foregoing writing bearing date of November 16, 2001 has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 16th day of November, 2001.

My Commission Expires:

5-28-03

Notary Public

PREPARED BY:
LEHMAN LAND TITLE, INC.
6 CADILLAC DRIVE, STE 190
BRENTWOOD, TN 37027