Davidson County DEEDWARR
Recvd: 04/19/02 16:00 2pgs
Fees:13.00 Taxes:404.78

20020419-0049165

STATE OF TENNESSEE
COUNTY OF DAVIDSON

47

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,400.00

Jayce B. Donelue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2002.

Notary Public

MY COMMISSION EXPIRES: 10/25/03

(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
Richard T. Stephenson	FIRST HORIZON HOME LOAN CORP.	42-9-111
(NAME)	(NAME)	
808 Tuckahoe Drive	4000 HORIZON WAY	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	IRVING, TX 75063	
(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,

ADINE CARNEY, UNMARRIED,

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

RICHARD T. STEPHENSON AND WIFE, DESIREE D. STEPHENSON,

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. 55 on the plan of Section Two, Kemper Heights, of record in Book 2331, at Page 104, Register's Office for said County.

Said Lot No. 55 fronts 70.0 feet on the northeasterly margin of Tuckahoe Drive and extends back 165.4 feet on the northwesterly line and 158.7 feet on the southeasterly line to a broken line in the rear, measuring 83.8 feet thereon.

Being the same property conveyed to Robert J. Carney and wife, Adine Carney by deed from Neil Peace and wife, Tammy Peace of record in Book 7140, Page 231, Register's Office for Davidson County, TN. Said Robert J. Carney having since died and the property is now vested to Adine Carney as surviving tenant by entirety.

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 / unimproved property, known as 808 Tuckahoe Drive, Madison, TN 37115

(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 15th day of April, 2002.

Adine Carney by
Adine Carney
Harold Cates P.O.A.

Harold Cates executes this instrument as Attorney-In-Fact on behalf of Adine Carney, pursuant to the Power of Attorney being recorded by Instrument Number 20020419004916 3 in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Harold Cates, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Adine Carney, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Adine Carney. WITNESS my hand and Notarial Seal this 15th day of April, 2002.

Sharon L. Riney

Notary Public

My Commission Expires

5-28-03

