WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$65,500.00**

Deborah Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH DAY OF JULY, 2002.**

Angela M Pahr
Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE ... RECORD CO. ... TENN. ... My Commission Expires ...

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy W. Stephens Jr.	OWNER	**119-01-0-233.00**
(NAME)	(NAME)	
2231 Foster Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37~~211~~ 37210	,	
(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, **Layton James Adkins, Trustee**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Billy W. Stephens Jr. and wife Deborah Stephens**, 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:

Being Lot No. 166 in Overhill City and W.H. Fox Subdivision of part of the Cumberland Nurseries property, a plan of which subdivision is of record in Book 332, page 21, Register's Office for said County.

Said Lot No. 166 fronts 50 feet on the westerly side of Foster Avenue and runs back between parallel lines, with the northerly margin of Rose Street, 150 feet to an alley.

Being the same property conveyed to Layton James Adkins, Trustee by deed of record in Book 11459, Page 34, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2231 Foster Avenue, Nashville, TN ~~37211~~ 37210**

(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.

Davidson County DEEDWARR
Recvd: 07/16/02 10:15 2pgs
Fees:13.00 Taxes:242.35
20020716-0085270

Witness **our hands** this **10th day of July, 2002**.

Layton James Adkins, Trustee

By: L J Adkins

Attest:

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 Layton James Adkins, Trustee 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 Nashville, Tennessee, this 10th day of July, 2002.

Commission expires: 1-25-2006

Angela M Lake
Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.
My Commission Expires