PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 10/09/02 14:25 2pgs
Fees:13.00 Taxes:444.00
20021009-0123655

W & I Ref: _____ Title No: 43926

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kenneth E. Vargas 9508 Highway 96 West Franklin,, Tennessee 37064	Same

TAX MAP-PARCEL NUMBERS: 178 pt. of 50 & 63

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$120,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned James D. Stephenson, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth E. Vargas** 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:**

Being a tract of land as shown on Property Map 178, Assessor's Office and lying in Metropolitan Nashville, Davidson County, Tennessee, bounded in general by James D. Stephenson's 5.05 acre tract and Stephenson's 2.11 acre tract on the south, Kenneth E. Vargas on the west, Katherine S. Sharp on the north, Jerry D. Wise on the east, more particularly described as follows:

Beginning at an iron pin set this survey in the east line of Kenneth E. Vargas (Ref. Deedbook 11552, page 430, R. O. D. C.), located North 31 degrees 25'49" East 879.36' from a concrete R.O.W. monument on the north margin of State Highway 96 and Vargas' southeast corner, thence continuing with Vargas' east line North 31degrees 25'49" E 777.04' to an existing iron pin in the south line of Katherine S. Sharp (Ref. Deedbook 6828, page 845 R.O.D.C.); thence leaving Vargas and with Sharp's south line South 82 degrees 19'00" E 589.34' to an existing iron pin, the northwest corner of Jerry D. Wise (Ref. Instrument #2001060457762 R.O.D.C.); thence leaving Sharp and with Wise's west line South 31 degrees 02'29"W 827.43' to an iron pin set, the northeast corner of Stephenson's 2.11 acre tract; thence leaving Wise and with the north line of said 2.11 acre tract, N77 degrees 30'06"W passing the 2.11 acre tract's northwest corner at 277.99' in all 576.23' to the point of beginning, and being a portion of James D. Stephenson property as recorded in instrument # 19991222306065, Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated September 24, 2002.

Being part of the same property conveyed to James D. Stephenson by deed from Clara M. Adcock, an unmarried person of record in Doc. No. 19991222030606S, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2003, and subsequent years; Easement for ingress and egress to a cemetery as contained in the Deed of Record in Book 5161, page 943, said Register's Office; Subject to the right of way granted to the Middle Tennessee Electric Membership Corp of record in Book 2075, page 933, Register's Office for Williamson County, Tennessee..

This is unimproved property, known as: 9500 New Highway 96 LAND/10 Acres W, Franklin,, Tennessee 37064

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 30th day of September, 2002 .

James D. Stephenson

State of TENNESSEE
County of WILLIAMSON

On this 30th day of September, 2002 , before me the undersigned authority, personally appeared **James D. Stephenson** , 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.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of WILLIAMSON

My Commission Expires JULY 26, 2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $120,000.00

Affiant

Sworn and subscribed before me this 30th day of September, 2002

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

Notary Public

My Commission Expires MAY 28, 2003