WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/02 15:29 2pgs
Fees:13.00 Taxes:410.33

20021107-0137634

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

Return to
#443

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey L Janke	Nexstar Financial Corporation	86-7-80
(NAME)	(NAME)	
1215 Jacksons Hill Road	622 Emerson Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	St. Louis, MO 63141	
(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, **Peggy M Stephens, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY L JANKE, AND WIFE, TAMERA D JANKE**, 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. 113 on the resubdivision of Lots 75, 76, 77, 112, 113, and 114 of Jackson's Retreat, Phase II of record in Book 6250, Page 194, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Peggy M. Stephens, by QuitClaim Deed from Howard G. Stephens of record in Book 7362, Page 298, Register's Office for Davidson County, Tennessee and also being the same property conveyed to Howard G. Stephens and wife, Peggy M. Stephens by Deed from Randall Phillips Builders, Inc. of record in Book 6570, Page 471, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1215 Jacksons Hill Road, 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 4th day of November, 2002.

Peggy M Stephens

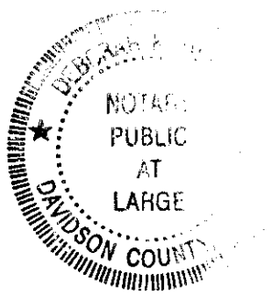
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy M. Stephens, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of November, 2002.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public