#5291

Box 13

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2006

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$181,750.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: January 29, 2005.
(AFFIX SEAL)

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
Margaret E. Stokes	**Peoples Mortgage, Inc.**	**Map 136-13-A, Parcel 8.00 CO**
(NAME)	(NAME)	
1112 Waverunner Court East	**53 Century Boulevard, #120**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Nashville, TN 37214**	
(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, **Ralph D. Stevens**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret E. Stokes**, 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, being Lot No. 8 on the Plan of Watersview, of record in Instrument No. 20010515-0050286, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Ralph D. Stevens by deed of record in Instrument No. 20020129-0012336, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Ralph Stevens by Lori Holloway as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20030513-0064167, in the Register's Office for **Davidson** County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/13/03 12:50 2pgs
Fees:13.00 Taxes:672.48

20030513-0064168

unimproved ☐
This is improved ☒ property, known as **1112 Waverunner Court East, Nashville, TN 37217**
(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 **1st day of April, 2002**.

Ralph D. Stevens
Ralph D. Stevens
By: Lori Holloway
Attorney in fact

State of Tennessee
County of Davidson

On this **1st** day of **April, 2003** before me personally appeared Lori Holloway, the person who executed the foregoing instrument on behalf of Ralph Stevens, and acknowledged that she executed the same as the free act and deed of the said Ralph Stevens, through Power of Attorney granted her, by the said Ralph Stevens.

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Shari A. Thompson
Notary Public

Commission Expires:
1-29-05