Realty 48A

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $149,900.00.

Robert M. Stephens
Affiant

Subscribed and sworn to before me, this 30th day of May, 2003.

Notary Public
My commission expires:

TERRIE LYN REED NOTARY PUBLIC AT LARGE EXPIRES 7-6-2005 WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 06/04/03 12:27 2pgs
Fees:13.00 Taxes:554.63
20030604-0076430

RTEC No. 42315

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert M. Stephens	The Farmers Bank	172-04-A-029.00CO
1416 Timber Ridge Circle	P.O. Box 657	
Nashville TN 37211	White House, TN 37188	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carol Lynn Williams, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Robert M. Stephens**, hereinafter called the Grantee, his successors 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 Plan of Highlands of Brentwood, Phase One, (formerly Brentwood Highlands) of record in Book 9700, Page 773 and as revised in Book 9700, Page 857, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carol Lynn Williams, unmarried, by deed from Fox Ridge Homes, Inc., of record in Instrument No. 20000801-0075816, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1416 Timber Ridge Circle, Nashville, TN 37211.

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized 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 does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 hand this 30th day of May, 2003.

Carol Lynn Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Carol Lynn Williams**, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 30th day of May, 2003.

Notary Public

My Commission expires: _____

TERRIE LYN REED
NOTARY PUBLIC AT LARGE
EXPIRES 7-6-2005
WILLIAMSON COUNTY, TN