WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/03 10:48 2pgs
Fees:13.00 Taxes:425.50

20030606-0078360

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE My Commission Exp. JULY 9, 2004

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Richard Owens, Jr.	**New South Federal Savings Bank**	**Map 9**
(NAME) **7656 Whites Creek Pike**	(NAME) **210 Automation Way**	**Parcel 27.00**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS) **Birmingham, AL 35210**	
(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, **James Edward Stinson, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Richard Owens, Jr., unmarried,** 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 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the north easterly margin of the Springfield to Joelton Road, 25 ft. at right angles from center of said road, and being the N.W. corner of a tract of land conveyed to Cleve Baxter as of record in Book 772, page 192, Register's Office, Davidson County, Tennessee. Thence with the northeasterly margin of said road N 51 deg. 30' W 104.0 ft. to an iron pin; thence N 42 deg 45' E 216.7 ft. to an iron pin in the McIntyre South line and being 89.1 ft. east of old Reasoner McIntyre corner; thence S 88 deg. 30' E 618.0 ft. to a fence corner being the S. W. corner of the 36.5 acre tract conveyed by Jason B. Ferguson to G. M. Reasoner as of record in Book 175, page 210; thence S 73 deg. W 711.5 ft. to the point of beginning, containing 1.86 acres, more or less.

Being the same property conveyed to James Edward Stinson, unmarried by deed from Roger B. Broach and wife, Douglassa R. Broach of record in Book 10738, page 723, Register's Office for Davidson County, Tennessee.

This property is not the principle residence of the grantor.

This conveyance is made subject to all conditions and easements said Register's Office; and 2003 real property taxes which have been prorated and assumed by the grantee(s).

unimproved ☐

This is improved ☒ property, known as 7656 Whites Creek Pike, Joelton, TN 37080

(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 hand this 5th day of June, 2003.

James Edward Stinson

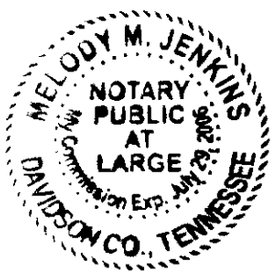
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 5th day of June, 2003.

Commission expires:



Notary Public