Davidson County DEEDWARR
Recvd: 06/20/03 15:54 2pgs
Fees:13.00 Taxes:499.50

20030620-0085850

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS, **$135,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE JUNE 13, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/11/06

(AFFIX SEAL)

LOUISE N. TURPIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley Shoemaker	Suntrust Mortgage, Inc.	Map 87 00-0Parcel 35
4185 Central Pike	P.O. Box 57028	
Hermitage, Tennessee 37076	Irvine, California 92619-7028	
(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, **GEORGE M. STEVENS AND WIFE, MARGARET STEVENS AND, TONY WATSON AND WIFE, TONYIA WATSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STANLEY SHOEMAKER, AN UNMARRIED PERSON, AND TERESA IVEYAN UNMARRIED PERSON** , 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:

Being Tract No. 7 as shown on the Map of the Subdivision of the Maggie Steel Farm and described according to a copy of the survey made by Stephen A. Draper, Surveyor, June 1, 1954, being more particularly described as follows:

Beginning at a point in the center line of Central Pike at the common corner of Tract No. 7 and Tract No. 8 said point being 325.5 feet west of the intersection of the center line of Central Pike and New Hope Road, if extended, thence with the line between Tract No. 7 and Tract No. 8, North 25 degrees 28' West 660 feet to a point; thence south 64 degrees 32' west 220 feet to a corner of Tract No. 6 and ; thence with the line between Tract No. 6 and Tract No. 7 South 25 degrees 28' East 660 feet to the center line of Central Pike; thence with the center line of the same north 64 degrees 32' East 220 feet to the point of beginning.

Being the same property conveyed to George M. Stevens and wife, Margaret Stevens and Tony Watson and wife, Tonyia Watson by deed of record from, Elizabeth Josephine Seaborn, unmarried, dated March 3, 1998 and recorded March 9, 1998, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 4185 Central Pike, 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 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 June 13, 2003.

Tony Watson

George M. Stevens

Tonyia Watson

Margaret Stevens

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named George M. Stevens and wife, Margaret Stevens and, Tony Watson and wife, Tonyia Watson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this June 13, 2003

Commission expires: 3/11/06

Notary Public

LOUISE N. TURPIN
NOTARY PUBLIC AT LARGE
WILSON CO
TENNESSEE