This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 10/15/03 08:40 2pgs
Fees:13.00 Taxes:222.00
20031015-0152579

# WARRANTY DEED

| Address new owner as: | Send tax bills to: | Map-Parcel |
|---|---|---|
| Stover & Sons Contractors, Inc. | Same | Map 34-14 |
| 300 East Old Hickory Blvd | | Par 26 |
| Madison, Tennessee 37115 | | |

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Henry D. Stover and wife, Betty R. Stover, have this day bargained and sold, and do hereby transfer and convey to the said Stover & Sons Contractors, Inc., its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 1 on the plan of Stanley Heights, as of record in Book 3300, page 74, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 101.3 feet on the north side of Aurora Avenue, and extends back 126.8 feet on the westerly line and 114.8 feet on the easterly line, to a dead line in the rear on which it measures 32.4 feet.

Being the same property conveyed to Mary Corella Stover, a widow, by deed from Henry D. Stover and wife, Betty R. Stover, dated June 25, 1970, and recorded in Book 4427, page 777, Register's Office for Davidson County, Tennessee. The said Mary Corella Stover having since died. The grantor herein is the sole heir at law of Mary Corella Stover and takes title to this property by the law of descent and distribution.

This is improved property known as 301 Aurora Avenue, Madison, Tennessee.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Stover & Sons, Inc. its successors and assigns, forever.

And Henry D. Stover and wife, Betty R. Stover, do covenant with the said Stover & Sons Contractors, Inc., that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2003.

And we, Henry D. Stover and wife, Betty R. Stover, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said

Stover & Sons Contractors, Inc., its successors and assigns against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

**WITNESS** our hands this 10TH day of October 2003.

Henry D. Stover
HENRY D. STOVER

Betty R. Stover
BETTY R. STOVER

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Henry D. Stover and wife, Betty R. Stover, the within named bargainors, 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, at office, this 10TH day of October 2003.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me, this 10TH day of October 2003.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires OCT. 25, 2003

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.**