WARRANTY DEED

Return to
All-Star Title, Inc.
120 Donelson Pike Ste 201
[illegible]

Davidson County DEEDWARR
Recvd: 10/20/03 14:42 1pgs
Fees:13.00 Taxes:408.85

20031020-0154838

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,500.00

Sina M. Doney
Kristin A. Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10/15/03

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 5/20/06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sina M. Doney	SAME	150-11-131.00
(NAME)	(NAME)	
3360 Towneship Rd.	SAME	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	SAME	
(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, **Jason W. Stephens and Kristin A. Stephens, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sina M. Doney, widowed and Ralph B. Doney, unmarried HER**EINAFTER 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:

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of Towne Village of the Country, Section III, as of record in Book 5200, page 268 and 269, Register's Office for said County.
Said Lot No. 286 fronts 65 feet on the southerly margin of Towneship Road and extends back between parallel lines 145 feet to a dead line in the rear measuring 65 feet thereon.

Being the same property conveyed to Jason W. Stephens and Kristin A. Stephens, husband and wife by Deed from Katherine L. Spencer, unmarried dated 1/26/01, of record in Instrument # 200101310009435, Register's Office for Davidson County, Tennessee.

This is improved ☒ property, known as 3360 Towneship Rd., Antioch, TN 37013 (unimproved)

(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 our/my hands this 10/15/03.

Jason W. Stephens

Kristin A. Stephens

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Jason W. Stephens and Kristin A. Stephens the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 10/15/03.

Commission expires: 5/20/06

NOTARY PUBLIC AT LARGE

Notary Public