Davidson County DEEDWARR
Recvd: 11/03/03 11:08 2pgs
Fees:13.00 Taxes:616.05

20031103-0160778

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **October, 2003** by and between **Kay Elam and husband, Morris G. Elam** , herein after referred to as GRANTOR, and **J. S. Stevens and Vallie E. Stevens** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 77 on the Plan of Section Nine, Bradford Hills, of record in Book 7900, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kay Gommillion Jones, unmarried, by Quitclaim deed from Greg Jones, dated December 23, 1998 and recorded in Book 11287, page 876, Register's Office for Davidson County, Tennessee.

Kay Gommillion Jones has married and is now known as Kay Elam.

This conveyance is subject to all matters appearing on the plan of Bradford Hills, of record in Book 7900, Page 414; covenants, conditions and restrictions contained in instrument of record in Book 8069, page 170, Book 8681, page 252, Register's Office for said County.

This is improved/unimproved property known as: 313 Burgundy Hill Trail, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Kay Elam
Signature of Seller

Morris G. Elam
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Kay Elam and husband, Morris G. Elam** , 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 **30th** day of **October, 2003.**

Carrie E Hughes
Notary Public

My Commission Expires: 8/22/05

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Name and Address of Property Owner:
J. S. Stevens and Vallie E. Stevens
313 Burgundy Hill Trail, Nashville, TN 37211

Send Tax Statements to:
Chase Manhattan Mortgage
343 Thornall Street , Edison, NJ 08837

Map & Parcel 172-12-O-A-151.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$166,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **October, 2003.**

Mandy R Baird
Notary Public

My Commission Expires: 7/29/07

MANDY R. BAIRD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
23-1041