Davidson County DEEDWARR
Recvd: 02/18/04 10:49 3pgs
Fees:18.00 Taxes:220.15
20040218-0018552

WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 2004

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl L. Stevens, Jr. (NAME)	Same As New Owners (NAME)	MAP 113-00-0
9251 Short Creek Road (ADDRESS)	(ADDRESS)	PARCEL 023.00
Christiana, TN 37037 (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, Stevens Family Revocable Trust dated October 09, 1998

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl L. Stevens, Jr. and Rebecca G. Sanders, Husband and Wife

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 the 8th Civil District of Davidson County, Tennessee, being a portion of a 35 acre tract of record in Deed Book 840, page 20, Register's Office for Davidson County, Tennessee, Deed Book 2649, page 45, said Register's Office, and being more particularly described according to a survey by Cantrell/Kemp Surveyors, Benny M. Cantrell, Tennessee RLS No. 1638, dated February 04, 2004.

BEGINNING at an iron pin, the Northwest corner of Carl L. Stevens, and being the Southwest corner of this tract, thence: N 11 deg. 00' 00" W, 210.65 feet to an iron pin; thence: N 74 deg. 00' 00" E, 212.10 feet to an iron pin; thence, with a fence line, S 11 deg. 00' 00" E, 198.50 feet to an iron pin; thence: S 70 deg. 45' 00" W, 213.51 feet to an iron pin, at the point of beginning.

BEING the same property conveyed to Carl L. Stevens and wife, Cora Lee Stevens by Warranty Deed from P.H. Stevens, of record in Book 2649, page 45, Register's Office for Davidson County, Tennessee. (The said Carl L. Stevens, having since died). Cora Lee Stevens having since conveyed all of her right, title and interest in and to subject property, (retaining a life estate unto herself), to the Stevens Family Revocable Trust, dated October 9, 1998, by Quitclaim Deed of record in Book 11158, page 919, Register's Office for Davidson County, Tennessee.

CONTINUED

This is improved (X) property, known as 7788 Old Charlotte Pike, Nashville, TN 37209 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 hand s this 16th day of February, 2004

Stevens Family Revocable Trust

By: Thelma S. Stevens
THELMA STEVENS, CO-TRUSTEE

By: Cora Lee Stevens
CORA LEE STEVENS, CO-TRUSTEE

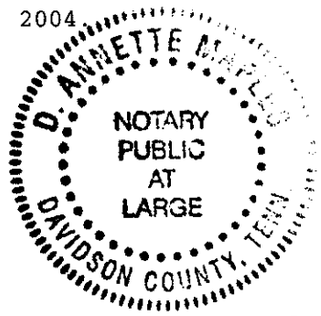
Thelma S. Stevens
THELMA STEVENS, INDIVIDUALLY

Cora Lee Stevens
CORA LEE STEVENS, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared Thelma Stevens, and Cora Lee Stevens, with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Co-Trustee(s), respectively of the Stevens Family Revocable Trust, the within named bargainor, and that they as such Co-Trustee(s), being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the trust, by the said Thelma Stevens and Cora Lee Stevens, as Co-Trustee(s).

Witness my hand and official seal at Goodlettsville, Tennessee, this 16th day of February, 2004.



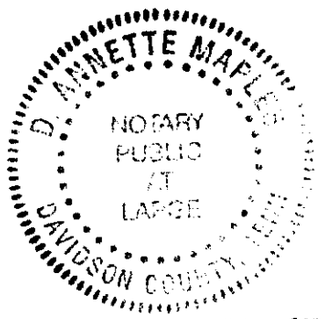
D. Annette Maples
Notary Public

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thelma Stevens and Cora Lee Stevens, the bargainor(s) 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 Goodlettsville, Tennessee, this 16th day of February, 2004.



D Annette Maples
NOTARY PUBLIC

My Commission Expires NOV. 25, 2006

LEGAL DESCRIPTION CONTINUATION

Subject to Ingress/Egress as set forth in Deed Book 2651, page 604, Deed Book 7383, page 22, Register's Office for Davidson County, Tennessee, and as shown on the Plat of Lieb Subdivision of record at Instrument No. 2000101301-017210, said Register's Office.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements, restrictive covenants of record.

Thelma Stevens and Cora Lee Stevens convey any interest they may have in said property, individually, or otherwise, and Cora Lee Stevens specifically conveys all of her life estate interest, in and to subject property.

Thelma Stevens and Thelma Y. Stevens, being one and the same person.