Davidson County DEEDWARR
Recvd: 05/24/04 15:15 3pgs
Fees:18.00 Taxes:627.15
20040524-0060834

This Instrument Prepared by Terrell R. Johnson, A.V.P.
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

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810 Crescent Centre Dr #250
Franklin, Tennessee 37067
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ANBU-00688

WARRANTY DEED

THIS INDENTURE, made this 15 day of April, A.D., 20 04, between **MICHAEL ALLEN STEPHENS, unmarried,** of the City of Nashville, , State of Tennessee , First Parties, and Douglas M. Baltz, unmarried,

of the City of Nashville , State of Tennessee , Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of Ten and no/100---------- ($10.00----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Section One, Warner Park Valley, of record in Book 3600, pages 12, 13, and 14, Registers Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 100 feet on the southeasterly side of Percy Warner Blvd. and runs back between parallel lines, 150 feet to a dead line in the rear, which measures 100 feet.

Being the same property conveyed to Michael Allen Stephens, unmarried, by Warranty Deed from William H. Fuqua, unmarried, of record in INSTRUMENT NO. 20010914-0100284, Register's Office for Davidson County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except see attached EXHIBIT "A".

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

Michael Allen Stephens (L.S.)

_____(L.S.)

_____(L.S.)

STATE OF TENNESSEE }
COUNTY OF Davidson }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State. **MICHAEL ALLEN STEPHENS, unmarried**, the within named bargainor, 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 office, in Davidson County, this 6 day of April 2004

Notary Public

My Commission expires ✓ My Commission Expires May 30, 2004

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Douglas M. Baltz
ADDRESS ~~3017 Oakla~~ 1034 Percy Warner Blvd
Nashville, TN 37205

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
AmSouth Bank
ADDRESS 2050 Parkway Office Circle
Birmingham, AL. 35244

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $169,500.00. Affiant Kandace Jones.

Subscribed and sworn to before me this 14th day of May 2004.

Notary Public Susan B. Mott

SUSAN B. MOTT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

EXHIBIT 'A'

1. All matters as set forth on the Plan of record in Plat Book 3600, pages 12-14, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon, which plan includes:

a. 30' Minimum Building Setback Line from Percy Warner Boulevard.

b. 25' Public Utility Easement along rear line of property.

2. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 129-8 PARCEL 64). 2003 real property taxes are PAID in the amount of 1695.75.