File No. 250901997

WARRANTY DEED

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires AUG. 16, 2009

STATE OF TN
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley J. Nobles	Guaranty Trust	19-174.00-0-058.00
(NAME)	(NAME)	
5803 Pettus Road	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, Tennessee 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, George T. Stephens and wife, Caroline R. Stephens, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shirley J. Nobles, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 5th Civil District of Davidson County, Tennessee, BEGINNING at a juncture of Pettus Road and Preston Road at an iron pin in the fence line of Wisner and Stephens lands; thence South 22 deg. 00' East 75 feet to a pint; thence South 19 deg. 45' East 75 feet to an iron pin in the margin of Pettus Road from said iron pin South 66 deg. 45' West 539 feet; thence North 2 deg 45' West 44.7 feet to a hub and tack; thence North 20 deg. 15' West 60.0 feet to an iron pin; thence North 12 deg. 00' West 100.0 feet to a stake; thence North 33 deg. 30' East 195.3 feet to an iron pin; thence South 86 deg. 25' East 409.0 feet to the point of beginning containing 3.0 acres more or less.

BEING a part of the same property conveyed to George T. Stephens and wife Carolyn Rains Stephens by **DEED** from Eugene Thomas Stephens and wife Ruth Virginia Stephens as executed on 4/20/1966 and filed for record on 4/22/1966 in Deed Book 4009, Page 148 Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5803 Pettus Road, Antioch, TN 37013
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 my/our hand(s) this 7th day of October, 2005.

Davidson County DEEDWARR
Recvd: 10/12/05 10:01 2 pgs
Fees:13.00 Taxes:754.80
20051012-0122783

George T. Stephens

Caroline R. Stephens

STATE OF TN

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named George T. Stephens and wife, Caroline R. Stephens, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of October, 2005.

Commission expires:

Connie Beard

Notary Public

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

My Commission Expires AUG. 16, 2009

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RETURN TO:

Cumberland Title

1980 Old Fort Parkway

Murfreesboro, TN 37129