NOTE: **TO BE RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE**

THIS INSTRUMENT PREPARED BY:
William Hershel Lacy
Attorney At Law
P. O. Box 386
Celina, Tennessee 38551

TAX IDENTIFICATION
Parcel No. 096-11-0-062.00

Davidson County DEEDWARR
Recvd: 11/08/05 10:22 2 pgs
Fees:13.00 Taxes:370.00
20051108-0135144

THE ATTORNEY PREPARING THIS INSTRUMENT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE STATUS OF TITLE OR DESCRIPTION OF THE PROPERTY. THIS INSTRUMENT IS PREPARED BASED ON INFORMATION FURNISHED TO THE PREPARER.

RESPONSIBLE TAXPAYER AND NEW PROPERTY OWNER:
Name: James Alan Stephens
Address: 602 Hickory Bend Drive
Nashville, TN 37214

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of ONE HUNDRED THOUSAND and NO/100 ($100,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MAGGIE D. MASON and husband, JIMMY R. MASON**, hereinafter call the "Grantor", has this day bargained and sold, transferred and conveyed, and by these presents does hereby bargain, sell, transfer and convey unto **JAMES ALAN STEPHENS, a single person**, hereinafter called "Grantee", his successors and assigns, hereby releasing all claims to homestead and dower therein, a certain parcel of land, lying and being in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Hickory Bend, Section 1, as of record in Book 3300, page 38, Register's Office for said County.

Said lot fronts 78 feet on the west side of Hickory Bend Drive and runs back 189.35 feet on the northerly line and 100.2 feet on the southerly line to a dead line in the rear of which it measures 118.4 feet.

Being the same property conveyed to Maggie D. Mason and Jimmy R. Mason by Warranty Deed from Maggie D. Mason, dated September 18, 2002, and recorded in Instrument 20020924-0116225 recorded 09/24/2002, Register's Office for Davidson County, Tennessee.

Subject to the restrictions contained in Book 3341, page 265.

This improved property known as 602 Hickory Bend Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said parcel of land, together with all appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns in fee simple, forever:

AND GRANTOR, does hereby covenant with said Grantee, that Grantor is lawfully seized and possessed of said parcel in fee simple; that Grantor has full power, authority and right to sell and convey said parcel; and the same is free, clear and unencumbered, except as otherwise herein set out; and that Grantor does further covenant and bind themselves, their successors and assigns, to forever warrant and defend the title to said parcel to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 4th day of November, 2005.

GRANTOR:

Maggie D. Mason
MAGGIE D. MASON

JIMMY R. MASON

STATE OF TENNESSEE)

COUNTY OF CLAY)

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the County and State aforesaid, **MAGGIE D. MASON and JIMMY R. MASON,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who each acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this the 4th day of November, 2005.

June 21-08
My Commission Expires

Notary Public

WM. H. LACY STATE OF TENNESSEE NOTARY PUBLIC CLAY COUNTY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.
Subscribed and sworn to before me, on this

4th day of November, 2005.

(Affiant)

June 21-08
My Commission Expires

Notary Public or Register

WM. H. LACY STATE OF TENNESSEE NOTARY PUBLIC CLAY COUNTY