WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/06 13:44 2 pgs
Fees:13.00 Taxes:165.76

20060504-0052089

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SHELBY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 44,800.00

Janice Draper Lucas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
~~2nd~~ 24th DAY OF ~~May~~ APRIL 2006

Notary Public

MY COMMISSION EXPIRES AUG. 29, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 210, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Stephens (NAME)	SAME (NAME)	MAP 51-01
941 Due West Valley Road (ADDRESS)	(ADDRESS)	PARCEL 074
Madison, TN 37115 (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, Janice Draper Lucas, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Stephens and wife, Peggy Ann Stephens

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:

BEGINNING at the intersection of the southerly margin of a 20-foot Roadway Reserved and the west margin of (now or formerly) the Floyd property, thence South 21 degrees 15' East 900 ft. more or less to a point in the southerly margin of a 20-foot road; thence with said margin North 60 degrees 55' West 280.1 foot and North 74 degrees 45' West 112.3 ft. to a point; thence North 15 degrees 30' West 668.9 feet, more or less, to a point in the southerly margin of said Roadway Reserved; thence with said margin North 83 degrees 30' East 200 feet to the point of beginning.

BEING the same property conveyed to Janice Draper Lucas and spouse, Dr. Sam Lucas by Warranty Deed from Henry McMillan and Clara Edwards of record in Book 8154, page 401, Register's Office for Davidson County, TN
The said Dr. Sam Lucas having since died.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

unimproved (X)
This is improved ( ) property, known as Due West Avenue, Madison, TN 37115
(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 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 my hand this ~~2nd~~ 24th day of ~~May~~ APRIL, 2006

Janice Draper Lucas

Janice Draper Lucas

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Draper Lucas, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Bartlett, Tennessee, this 24th day of April, 2006

Commission expires MY COMMISSION EXPIRES AUG. 29, 2006

Notary Public

ROBERT H. BROWN NOTARY PUBLIC AT LARGE SHELBY CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public