WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/06 10:31 2 pgs
Fees:13.00 Taxes:234.95

20060927-0119426

G-DL-06-1026

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,500.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Stephens	THOMAS F. STEPHENS	
1026 Alice	3506 ROBIN RD.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	NASHVILLE TN 37204	70-7-44
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NORMA Y. STEVENS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS STEPHENS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 50 FT. OF LOT NO. 27 ON THE MAP OF J.S. SPURLOCK LANDS, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY ERIC DRAKE, COUNTY SURVEYOR, DATED APRIL 21, 1925, AS FOLLOWS: BEGINNING IN THE CENTER OF ALICE AVENUE AT A POINT 350 FEET WEST OF THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO NORMAN E. GRAY AND WIFE, BY DEED FROM M.H. WEBB AND WIFE, OF RECORD IN BOOK 2447, PAGE 189, REGISTER'S OFFICE FOR SAID COUNTY, BEING THE CORNER OF LOTS NOS. 19 AND 27; THENCE S 204 DEGREES EAST 225 FEET TO THE CUMBERLAND RIVER; THENCE WITH SAID RIVER EASTWARDLY 50 FEET; THENCE NORTHWARDLY 232-1/2 FEET, MORE OR LESS, TO THE CENTER OF ALICE AVENUE; THENCE WITH THE CENTER OF SAID AVENUE WESTWARDLY 50 FEET TO THE BEGINNING.□□BEING THE SAME PROPERTY CONVEYED TO HOWARD L. STEVENS AND WIFE, NORMA Y. STEVENS BY WARRANTY DEED FROM RAY BAKER, UNMARRIED, RECORDED MAY 16, 2000 IN INSTRUMENT NO. 20000516-0049072, REGISTER'S OFFICE FOR DAVIDSON COUNT Y, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO HOWARD L. STEVENS AND WIFE, NORMA Y. STEVENS BY WARRANTY DEED FROM RAY BAKER, UNMARRIED, RECORDED MAY 16, 2000 IN INSTRUMENT NO. 20000516-0049072, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID HOWARD L. STEVENS HAVING SINCE DIED, LEAVING NORMA Y STEVENS AS SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1026 Alice, Nashville, Tennessee 37207
(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), their 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), 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/our hand(s) this 15th day of September, 2006.

Norma Y. Stevens

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Norma Stevens, the within named bargainor, 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 and official seal, this the 15th day of September, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903