WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

X Paul E Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF September, 2008

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Stephens	**SAME AS NEW OWNER**	MAP & PARCEL
502 28th St. (NAME)	(NAME)	
~~204 32nd Street~~ (ADDRESS)	(ADDRESS)	05312019000
Old Hickory, TN 37138		
(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, Sonya Faye Blaylock and Victor Rodriquez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul 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:

Land in Davidson County, Tennessee, being the south 40 feet of Lot No. 1 and the north 10 feet of Lot No. 25 of Section 2 of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott Property as of record in Book 843, Page 56 in the Register's Office for Davidson County, Tennessee.

Said part of said lots front 50 feet on the east side of 32nd Street and run back between parallel lines 179 feet to a dead line.

Being the same property conveyed to Bobby Joe Smith by deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 8771, Page 606 in the Register's Office for Davidson County, Tennessee. The said Bobby Joe Smith subsequently conveyed all his right, title and interest in and to above described property to Sonya Faye Smith by Quitclaim Deed of record in Book 10107, Page 26, Register's Office for Davidson County, Tennessee pursuant to Civil Action No. 95D-3474 in the Fourth Circuit Court for Davidson County, Tennessee. Sonya Faye Smith subsequently married Victor Rodriquez. The said Sonya Faye Smith (Rodriquez) and Victor Rodriquez subsequently divorced (Docket No. 38380-C, Circuit Court for Sumner County, Tennessee at Gallatin) and in said Decree, Sonya Faye Smith Rodriquez was restored to her maiden name and is now known as Sonya Faye Blaylock.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND SETBACK LINES, IF ANY, AS MAY BE SET FORTH ON THE PLAN OF LIFE AND CASUALTY COMPANY'S SUBDIVISION OF DABBS AND ELLIOTT PROPERTY OF RECORD IN BOOK 843, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 204 32nd Street, Old Hickory, TN 37138
(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 our hand s this 26th day of September 2008

Sonya Faye Blaylock

Victor Rodriquez

Davidson County DEEDWARR
Recvd: 09/29/08 14:30 2 pgs
Fees:13.00 Taxes:222.00

20080929-0098761

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sonya Faye Blaylock and Victor Rodriguez

the bargainor s, 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 Madison, Tennessee, this 26th day of September, 2008.

Commission expires March 20, 2010

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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