TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 3910 PAGE 54	MAP-PARCEL NUMBERS
JOHN J. JANUARY ET UX (NAME)	MURPHREE MORTGAGE COMPANY (NAME)	6D78508
4812 MILNER DRIVE (STREET ADDRESS OR ROUTE NUMBER)	226 THIRD AVE. NORTH (STREET ADDRESS)	Map 147-6
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENNESSEE (CITY) (ZONE) (STATE)	Par 113

For and in consideration of the sum of --------TEN AND NO/100-------- DOLLARS

cash in hand paid by JOHN J. JANUARY AND WIFE, SUSAN JANUARY

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

CHARLES R. STEPHENS AND WIFE, SANDRA B. STEPHENS

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING LOT NO. 20 ON THE PLAN OF SECTION 1, REVISED CALDWELL HALL, AS OF RECORD IN BOOK 2900, PAGES 57, 58 AND 59, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 75 FEET ON THE EASTERLY SIDE OF MILNER DRIVE AND RUNS BACK 249.2 FEET ON THE NORTHERLY LINE AND 240.FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 75.2 FEET.

BEING THE SAME PROPERTY CONVEYED TO CHARLES R. STEPHENS AND WIFE, SANDRA B. STEPHENS, BY DEED FROM HERMITAGE HOMES, INC., AS OF RECORD IN BOOK 3785, PAGE 328, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIONS IN BOOK 1788, PAGE 108, IN BOOK 2929, PAGE 117, AS AMENDED BY INSTRUMENT OF RECORD IN BOOK 2997, PAGE 93, AND TO THE EASEMENTS AND LIMITATIONS SHOWN ON THE MAP OF RECORD IN BOOK 2900, PAGE 57, 58, AND 59, SAID REGISTER'S OFFICE.

THIS INSTRUMENT PREPARED BY CHARLES R. STEPHENS AND WIFE, SANDRA B. STEPHENS, NASHVILLE, TENNESSEE.

This is unimproved ( ) improved (X) property, known as 4812 MILNER DRIVE (House Number) (Street) NASHVILLE, TENNESSEE P. O. Address: (City or Town) (Postal Zone)

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.

Whenever 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 hands this 7TH day of JULY, 19 65

X Charles Ralph Stephens
CHARLES R. STEPHENS

X Sandra B. Stephens
SANDRA B. STEPHENS

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ 22.50
PROBATE .50
TOTAL $ 23.00

Personally appeared before me, REBECCA H. CARVER, a Notary Public in and for said County and State, the within named CHARLES R. STEPHENS AND WIFE, SANDRA B. STEPHENS the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7TH day of JULY, 19 65

JUL 9 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 9 - 1965

Commission expires FEBRUARY 1, 1969 Notary Public Rebecca H. Carver

TENNESSEE TITLE COMPANY

PUT REVENUE STAMPS HERE:

87975

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENNESSEE

JUL 9 8 50 AM '65

RECORDING FEE 1.00
DEP. REG. 1.00

REGISTER STAMP BELOW
(MURPHREE MORTGAGE Co.)

JOHN J. JANUARY ET UX

To

CHARLES R. STEPHENS ET UX

FROM

Warranty Deed
($15,000.00)

COUNTY COURT CLERK'S STAMP