Deed Prepared By:

DOBSON & JOHNSON, INC.
1109 Third National Bank Bldg
Nashville, Tenn. 37219

WARRANTY DEED

BOOK 4216 PAGE 53

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy B. Stephens, etux	Dobson & Johnson, Inc.	3D-11625
(NAME:)	(NAME:)	Map 95-16
2612 Lakeland Drive	1109 J. C. Bradford Building	Par. 126
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------$10.00---------- ----------TEN AND NO/100---------- *DOLLARS*

Cash paid by Billy B. Stephens and wife, Eva Taylor Stephens and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Bob Baker and Associates, Inc. *have bargained and sold, and by these presents do transfer and convey unto the said* Billy B. Stephens and wife, Eva Taylor Stephens 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 Lot No. 47 on the Plan of Martinwood Heights, as of record in Book 2133, page 63, Register's Office for said County.

Said Lot No. 47 fronts 81 feet on the northwesterly side of Lakeland Drive and extends back 217.2 feet on the northeasterly line and 212.9 feet on the southwesterly line to a dead line, measuring 92.2 feet thereon.

Being the same real property conveyed to Bob Baker & Associates, Inc. by deed from Ray Stubbs, Jr., unmarried of record in Book 4187, page 352, said Register's Office.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy B. Stephens and wife, Eva Taylor Stephens, their *heirs and assigns, forever.*

And we *do covenant with the said* Billy B. Stephens and wife, Eva Taylor Stephens, *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.*

And We, Bob Baker and Associates, Inc. *do further covenant and bind* ourselves, our successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Billy B. Stephens and wife, Eva Taylor Stephens, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand this* 23rd *day of* February, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 14,500.00

Robert E. Baker
Affiant

Subscribed and sworn to before me, this the 23rd day of February, 68

Barbara Ferguson
Notary Public

My Commission Expires: 10/24/70
(Affix Seal)

BOB BAKER AND ASSOCAITES, INC.

BY: Robert E. Baker, President
Robert E. Baker

BOOK 4216 PAGE 54

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

.....

.....

the within named bargainor , with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ..... Tennessee, this ..... day of ....., 19.....

.....Notary Public

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Barbara Ferguson a Notary Public of the State and County aforesaid, personally appeared ~~Bob Baker~~ Robert E. Baker, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Bob Baker and Associates, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of February, 19 68

Barbara Ferguson Notary Public

Commission expires 10/24/70

STATE TAX $ 37.70
PROBATE .50
TOTAL $ 38.20

MAR 1 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

G-196889 - $14,500.00

WARRANTY DEED

FROM

BOB BAKER AND ASSOCIATES, INC.

TO

BILLY B. STEPHENS, ETUX

07707

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 1 1 53 AM '68
NOTE BOOK 118 PAGE 353
RECORDING FEE $ 3.00
DEP. REG. .....

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.