WARRANTY DEED

BOOK 4225 PAGE 195

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arthur B. Stephens, et ux (NAME)	Home Fed. Savings & Loan Assn. (NAME)	OH-15550
861 Forest Acres Drive, (STREET ADDRESS OR ROUTE NUMBER)	Life and Casualty Tower (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-Seven Thousand and No/100 -------- ----------($27,000.00) ---------- *Dollars,*

of which $9,992.16 has been paid in cash by Arthur B. Stephens and wife, Frances B. Stephens, the receipt of which is hereby acknowledged, and for the remainder the said Arthur B. Stephens and wife, Frances B. Stephens have assumed and agree to pay the unpaid balance of $17,007.84, of an indebtedness in the orginial amount of $19,200.00, secured by deed of trust executed by William I. Price and wife, Mary Helen Price, to E. A. Goodloe, Trustee, of record in book 3383, page 157, Register's Office for Davidson County, Tennessee,

We, W. P. Russell and wife, Virginia C. Russell,

have this day bargained and sold, and do hereby transfer and convey unto the said Arthur B. Stephens and wife, Frances B. Stephens, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 2, on the Map of a Resubdivision of lots Nos. 25 and 26, of Forest Acres Subdivision, Section Three, as of record in book 2331, page 19, Register's Office for said County, and according to a certificate of correction of record in book 2450, page 99, said Register's Office.

Said lot No. 2 fronts 197.4 feet on the east side of Forest Acres Drive, and runs back between lines 232.2 feet on the north line and 254 feet on the south line to a dead line in the rear on which it measures 191 feet.

Being the same property conveyed to W. P. Russell and wife, Virginia C. Russell, by deed from William I. Price and wife, of record in book _____, page _____, Register's Office for said County.

This conveyance is made subject to 10-foot easement for public utilities, 80-foot building setback line from Forest Acres Drive, and conditions of owners certificate as shown on plan of record in book 2331, page 19, and to restrictive covenants contained in instruments of record in book 1540, page 426, and book 2270, page 191, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 27,000.00

Subscribed and sworn to before me, this the 1st day of April 19 68

Affiant

My commission expires: August 1, 1971
(Affix Seal)

Notary Public

This is { unimproved / improved (X) } property, known as 861 Forest Acres Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Arthur B. Stephens and wife, Frances B. Stephens, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for 1968, taxes which are prorated and assumed by grantees, as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Arthur B. Stephens and wife, Frances B. Stephens, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 22nd *day of* March, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. P. Russell
Virginia C. Russell

This Instrument Was Prepared By
Quincy W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 4225 PAGE 196

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A. M. Tenison, *a Notary Public in and for said County and State,* W. P. Russell and wife, Virginia C. Russell,

the within named bargainor s, *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* 1st *day of* April, *19* 68.

Notary Public

Commission expires February 16, 1969

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

11743

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 5 10 35 AM '68
NOTE... BOOK 118 PAGE 536
RECORDING FEE $ 3.00
DEP. REG. .....

STATE TAX $ 20.20
PROBATE .50
TOTAL $ 20.70

APR 5 1968

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

#2,

WARRANTY DEED

FROM
W. P. Russell, et ux
TO
Arthur B. Stephens, et ux

GUARANTY MORTGAGE CO. OF NASHVILLE

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

27,000