STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,251.88

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 1969.

Notary Public

MY COMMISSION EXPIRES: November 1, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney, 633 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	Kimbrough-Kavanaugh & Asso. (NAME)	12D 33245
3308 Masonwood Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Map 50-11
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 19 M.O.

FOR AND IN 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, EMERSON L. STEPHENS AND WIFE, MARGARIE J. STEPHENS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WESLEY P. WALLER AND WIFE, MARY FRANCES WALLER

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 Lot No. 637 on the Plan of Parkwood Estates, Section Four, as of record in Book 3300, pages 79 and 80, Register's Office for said County.

SAID Lot No. 637 fronts 82.5 feet on the southerly margin of Masonwood Drive and extends back between lines 143.9 feet on the easterly line and 144.9 feet on the westerly line, to a line in the rear measuring 82.5 feet thereon.

BEING the same property conveyed to Emerson L. Stephens and wife, Margarie J. Stephens, by deed from Elm Hill Homes, Inc. of record in Book 3763, page 115, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Kimbrough-Kavanaugh and Associates of record in Book 3752, page 517, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to said Grantees.

This is unimproved ( ) improved (X) property, known as 3308 Masonwood Drive, Nashville, Tennessee
(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 18th day of June, 1969

Emerson L. Stephens — Margarie J. Stephens

BOOK 4356 PAGE 631

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emerson L. Stephens and wife, Margaria J. Stephen

the 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 18th day of June 1969

Commission expires November 1, 1972

Carolyn Fancher
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
EMERSON L. STEPHENS ET UX

TO
Wesley P. Waller Et Ux.

A 50386

IDENTIF. REFERENCE

AUG 11 12 05 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TOM FANCHER REALTY
1040 MURFREESBORO ROAD
NASHVILLE, TENN. 37217

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

AUG 11 [illegible] 17,251.88
AUG 11 [illegible]TAX A* 44.98
AUG 11 [illegible]PR'FEE A* .50
AUG 11 [illegible] A* 3.00 * 48.48