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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~None~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF July 19 70

Notary Public

MY COMMISSION ~~EXPIRES~~: ~~1-23-74~~ Deputy Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Donald Arkovitz, Attorney, 332 White Bridge Rd.,Nashville,Tenn.37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry D. Stephens (NAME)	Jerry D. Stephens (NAME)	Map. 114
7667 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	7667 Charlotte Avenue (STREET ADDRESS)	Pt Par. 81
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Pat

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, I P. V. Stephens, Sr.

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

A parcel of land in the 8th civil district of Davidson County, Tennessee, on the south side of U. S. #70 North Highway, being a portion of the P. V. Stephens, Sr., farm, of record in Will Book 52, Page 395, Davidson County Courthouse. Surveyed the 10th day of May, 1970, by S. H. Hutchison as follows:

Beginning at a point in a 30 foot road generally known as Stephens Hollow Road, the southwesterly corner of a 3.05 acre tract being sold to Joseph Stephens, iron stake in line on margin of said road;

Thence with the center of the road as follows:

South 65° west 90 feet;
South 79° west 123 feet;
South 60° west 152 feet to a point in the road, iron pipe as stake in line on margin of road; thence leave the Stephens Hollow Road, North 65° west 262 feet to a Forked Elm tree; thence north 75° 30' west 71 feet to a Red Bud tree with a Black Locust pointer; thence north 29° 30' west 212 feet to center of U. S. #70 North Highway, utility pole in line on south side of highway; thence with center of highway as follows:

North 77° east 245 feet, North 81° east 226 feet to a point, small marked Elm tree in line on south side of highway; thence leave highway with the southwesterly line of the Joseph Stephens 3.05 acre trace, South 48° east 380 feet more or less to point of beginning. Containing 4.08 acres, being the same more or less. Being the same property conveyed to P. V. Stephens of record in Will Book 52, Page 395, C.C.C. office of Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as U. S. #70 North Highway, Nashville, Tenn. 37209
(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 my hand this 9th day of July, 19 70

Paul Vernon Stephens

Juno Mae Stephens

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Donald Arkovitz, a Notary Public in and for said County and State, the within named P. V. Stephens, Sr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of July 19 70

Commission expires 1-23-74

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 P. V. Stephens, Sr.

TO Jerry Douglas Stephens

A 83353

IDENTIF. REFERENCE

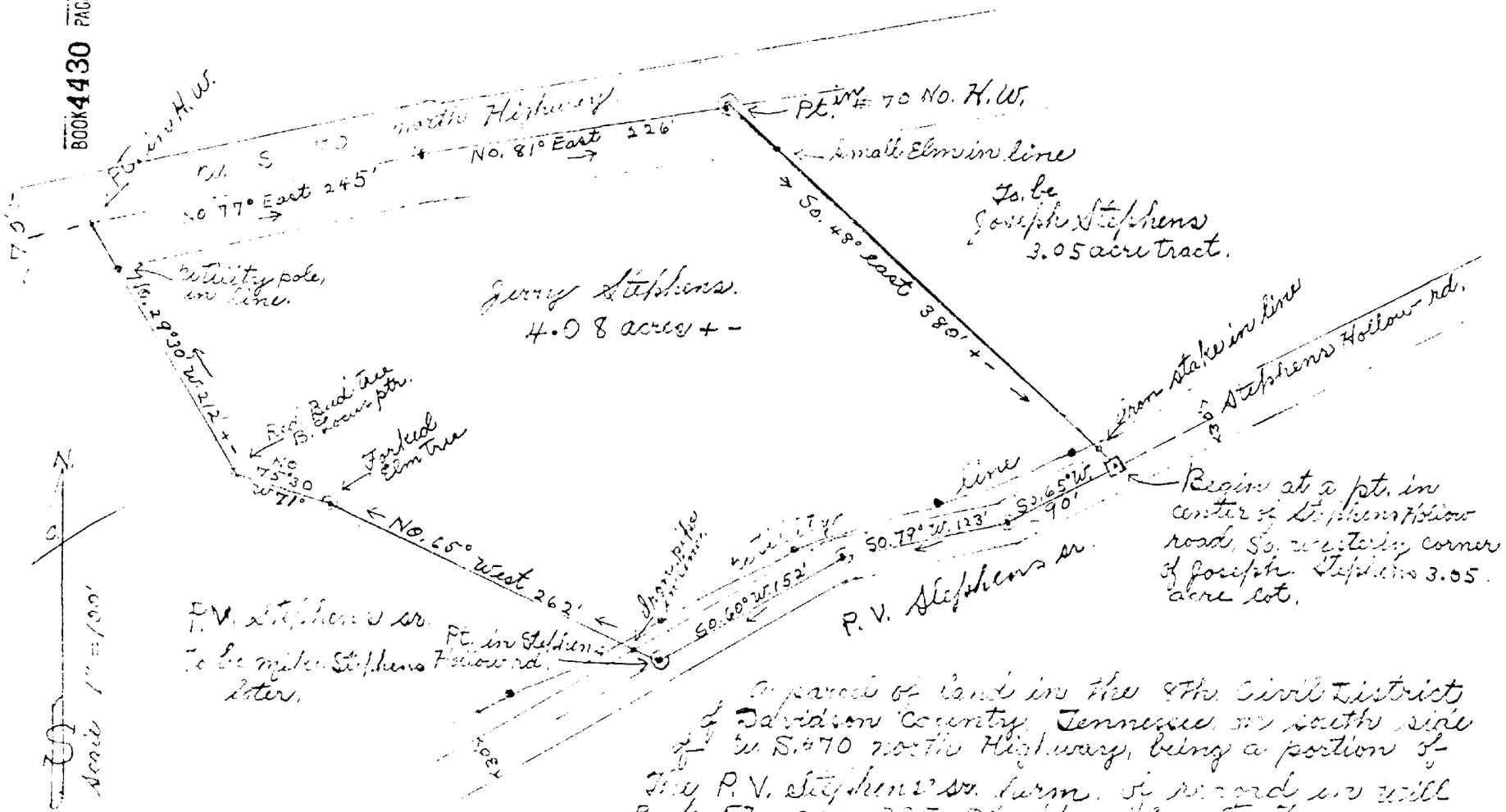
JUL 13 9 40 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 13 70	CONV	*2,500.00			
JUL 13 70	S'TAX		A*	6.50	
JUL 13 70	PR'FEE		A*	.50	
JUL 13 70	W'DEED		A*	4.50	* 11.50

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A parcel of land in the 8th Civil District of Davidson County, Tennessee on south side of U.S. #70 North Highway, being a portion of the P. V. Stephens sr. farm, of record in Will Book 52, page 395, Davidson County, Tennessee, surveyed the 13th day of May 1970 by S. H. Hutchison. P 352-2460.