BOOK 4439 PAGE 790 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August 1970.

Notary Public

MY COMMISSION EXPIRES: Notary Public, Davidson County, Tenn.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Caesar E. Urrutia (NAME) 601 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joe B. George, Jr. et ux (NAME) | Same (NAME) | Map 72-7 |
| 1240 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 320 |
| Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, James T. Stevens and wife, Lavon Stevens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe B. George, Jr. and wife, Esther Lucille George

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 the 11th Civil District of said County and State described according to a survey made by Ralph C. Lambert, March 9, 1968 as follows:

Beginning on the easterly margin of Huffine Street at the northwest corner of the property conveyed to F. L. Callis of record in Book 2926, page 267, Register's Office for said County; thence with said Callis northern boundary line south 76 degrees east 164.3 feet; thence north 13 degrees east 91.4 feet; thence north 76 degrees 30' west 164.3 feet to the easterly margin of Huffine Street; thence with the same south 13 degrees 30' west 90 feet to the beginning.

Being the same property conveyed to James T. Stevens and wife, Lavon Stevens, by deed from L. T. Stevens and wife, Ruth E. Stevens, as of record in Book 4295, page 643, Register's Office for Davidson County, Tennessee.

This is unimproved (  ) improved (X) property, known as rear 1240 McGavock Pike (House Number) (Street) Nashville, (P. O. Address) (City or Town) 37216 (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 August, 1970

James T. Stevens

Lavon Stevens

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jeanne E. Kinnaird, a Notary Public in and for said County and State, the within named James T. Stevens and wife, Lavon Stevens

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 August 1970.

Commission expires 4/25/1972

Jeanne E. Kinnaird
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
James T. Stevens and wife,
Lavon Stevens
TO
Joe B. George, Jr. and wife,
Esther Lucille George
1240 McGavock Pike

A 87432

IDENTIF. REFERENCE

AUG 19 2 38 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| AUG 1970 | CONV | *3,000.00 | | | | |
| AUG 1970 | S'TAX | | A* | 7.80 | | |
| AUG 1970 | PR'FEE | | A* | .50 | | |
| AUG 1970 | W'DEED | | A* | 3.00 | * | 11.30 |