THIS INSTRUMENT PREPARED
BY: [illegible]
MURFREESBORO, TENNESSEE

Map 94-1
Par. 11.1
pd
pd.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHT THOUSAND ONE HUNDRED SIXTY-TWO AND 85/100 DOLLARS ($8,162.85) to be paid as follows: $800.00 cash in hand paid, the receipt of which is hereby acknowledged, and the assumption by the grantee of a certain indebtedness evidenced by a promissory note, the present balance of which is approximately $7,362.85, secured by a Deed of Trust to Miller Kimbrough, Trustee, Kimbrough-Kavanaugh & Associates of record in Trust Deed Book 3654, page 7, of the Register's Office of Davidson County, Tennessee, we, the undersigned, PAUL C. WILLIS and wife, NINA JO WILLIS, have this day bargained and sold and do transfer and convey unto JEAN H. STEVENSON, a single woman, her heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being the easterly 48 feet of Lot No. 45 on the map of a subdivision of Lot No. 3 of the N. H. Hobson Subdivision of A. J. Caldwell's heirs property, as of record in Book 421, page 78, Register's Office for said County.
>
> Said part of said Lot No. 45 fronts 48 feet on the northerly side of Dew Street, formerly Caldwell Street, and runs back between parallel lines, along the westerly margin of South 11th Street, 150 feet to an alley.
>
> Being the same property conveyed to the undersigned by deed from Bobby D. Farmer and wife, June A. Farmer, of record in Deed Book 3619, page 167, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantee, her heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate, that we have a good right to convey the

Name and Address:	Send Tax Bills to:
Jean H. Stevenson	First Federal
917 Rexdale	236 Fourth Ave., N.
Nashville, Tennessee	Nashville, Tennessee

same; and that same is unencumbered, except as hereinabove shown.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said real estate to the said grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

It is specifically understood and agreed between the parties that the grantee shall have possession of the said property on or before December 1, 1970, and that the grantee shall make the December, 1970 payment on said property.

WITNESS OUR HANDS, this the 30th day of November, 1970.

X Paul C. Willis

X Nina Jo Willis

CONV *8,162.8

STATE OF TENNESSEE)
RUTHERFORD COUNTY)

A* 21.32
A* .50
A* 4.50 * 26.32

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named PAUL C. WILLIS and wife, NINA JO WILLIS, the bargainors, 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 office in Murfreesboro, Tennessee, this the 30th day of November, 1970.

Notary Public

My commission expires: 11/4/72

BOOK 211

IDENTIF. REFERENCE

Dec 23 12 12 PM '70

REGISTER DAVIDSON COUNTY, TENN.

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED WHICHEVER IS GREATER, IS $ 8,162.85, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF December 19 70

NOTARY PUBLIC OR REGISTER

BOOK 1468 PAGE 775

PAUL C. WILLIS, ET UX.

TO: DEED

JEAN H. STEVENSON

Mail To: Jones Realty Co
911 NW Broad
Murfreesboro Tenn

Row 1
Box 8

WILLIAM C. WRIGHT
ATTORNEY AT LAW
WRIGHT BUILDING
MURFREESBORO, TENNESSEE 37130