This instrument prepared by
F. A. Berry Jr. Atty
American Trust Bldg.
Nashville, Tenn.

WARRANTY DEED

BOOK 4509 PAGE 280

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
James A. Stein, et ux (NAME)	~~Same~~ Mortgage Associates (NAME)	Map. 130-9
1203 Canterbury Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 159
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Fifty Five Thousand ($55,000.00) ---------

---------*DOLLARS*

of which $2,000 has been paid in cash by James A. Stein and wife, Margaret T. Stein, receipt of which is hereby acknowledged, and for balance of the purchase price said Grantees, by acceptance of this Deed, hereby assume and agree to pay an indebtedness evidenced by a promissory note dated May 13, 1971 in the principal amount of $44,000.00 plus interest thereon at the rate of 7 1/2% per annum and payable to the order of Mortgage Associates, Incorporated in 360 monthly installments of principal and interest in the aggregate amount of $308.00 each, with the first installment being due on July 1, 1971 and subsequent installments being due thereafter on the same date of each succeeding month until said indebtedness is paid in full. Said indebtedness is secured by a Deed of Trust of even date with said promissory note to Richard D. Cahoy, Trustee on the real property herein conveyed of record in Book 4505, Page 716, Register's Office for Davidson County, Tennessee. By acceptance of this Deed, Grantees further agree to pay into an escrow fund 1/12 of the real estate taxes and 1/12 of the annual insurance premiums as a part of said installments which amount is now $41.75 per month for taxes and $26.25 per month for insurance for a total monthly payment of $376.00. For the balance of the consideration, Grantees have executed their promissory note of even date herewith payable to the order of Goulding Trousdale, Jr. and wife, Bettye B. Trousdale, in the principal amount of $9,000.00 plus interest at the rate of 7% per annum, payable as therein provided and secured by a second Deed of Trust to F. A. Berry, Jr., Trustee on the real property herein conveyed.

Goulding Trousdale, Jr. and wife, Bettye B. Trousdale ..... *have bargained and sold, and by these presents do transfer and convey unto the said* James A. Stein and wife, Margaret T. Stein ..... 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. 15 of Block No. 3 on the Plan of The Highlands of Belle Meade No. 1, as of record in book 547, page 180, Register's Office for said County, Said lot No. 15 fronts 160 feet on the westerly side of Canterbury Drive and runs back 262 feet 6 inches on the northerly line and 260 feet on the southerly line to a dead line and measures 160 feet thereon.

Being the same property conveyed to Goulding Trousdale, Jr., and wife, Bettye B. Trousdale, by deed from J. Clifford Huddleston and wife, of record in Book 4131, page 394, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of June, 19 71

My commission expires My Commission Expires May 4, 1975

Notary Public

RAYMOND H. DARROW NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 1203 Canterbury Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Stein and wife, Margaret T. Stein *their heirs and assigns, forever.*

And we *do covenant with the said* James A. Stein and wife, Margaret T. Stein *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.* except as above set out and except for 1971 taxes which have been prorated and which by acceptance of this deed are assumed by Grantees.

And Goulding Trousdale, Jr. and wife, Bettye B. Trousdale *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James A. Stein and wife, Margaret T. Stein, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 7th *day of* June, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Goulding Trousdale, Jr.

Bettye B. Trousdale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Raymond H. Darrow, a Notary Public in and for said County and State, the within named Goulding Trousdale, Jr. and wife, Bettye B. Trousdale

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 Nashville, Tennessee, this 7th day of June, 19 71.

Raymond H. Darrow, Notary Public.

My Commission Expires May 4, 1974

Commission Expires

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires

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

JUN-9 CONV 55,000.00
JUN-9 STAX A* 143.00
JUN-9 PAFEE A* .50
JUN-9 WDEED A* 4.50
118.00
DAVIDSON COUNTY TENN.
REGISTER
JUN 9 10 52 AM 71
3181 36
IDENTIFICATION REFERENCE