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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 $

$17,500.00 Jimmy C Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September 1971

Notary Public W. K. Georgas, J.

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Clay Stephens (NAME)	Mortgage Associates, Inc. (NAME)	15 DA 39564
218 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	94-3 22
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (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, Leonard E. Primm et al Oplis Jack Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy Clay Stephens et ux Peggy Ann 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:

Land in Davidson County, Tennessee, being Lot No. 17, Fortland Park Section I, as of record in Book 2663, Page 61, as revised and corrected by Surveyor's Certificate, as of record in Book 2806, Page 42, both in said Register's Office and described as follows:

Beginning at a point in the westerly margin of Riverside Drive, at the corner of Lots Nos. 17 and 18; thence with the line between said lots, westerly 160 feet to a point; thence northerly 100 feet to the south margin of Barclay Drive; thence with the margin of the same, easterly 135 feet to the beginning of a curve; thence around said curve, southeasterly 39.27 feet to the westerly margin of Riverside Drive; thence with the margin of the same, southerly 75 feet to the point of beginning.

Being same property conveyed to Sylvia K. Primm by deed from Castleman Construction Company of record in Book 3247, Page 626, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 218 Riverside Drive, Nashville, Tennessee 37206
(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 hands this 22nd day of September, 1971

Leonard E. Primm
Leonard E. Primm

Oplis Jack Anderson
Oplis Jack Anderson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Leonard E. Primm et al Opelis Jack Anderson

the bargainor, 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 22 day of September 19 71

Commission expires 5/10/75

Notary Public W. K. Georgas, Jr.

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

LEONARD E. PRIMM et al

TO

OPELIS JACK ANDERSON

JIMMY CLAY STEPHENS etux

PEGGY ANN STEPHENS

B 3 2 0 2 1

IDENTIF. REFERENCE

SEP 27 12 54 PM '71

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

SEP 27 71	CONV	17,500.00				
SEP 27 71	S'TAX		A*	45.50		
SEP 27 71	PR'FEE		A*	.50		
SEP 27 71	W'DEED		A*	4.00	*	50.00