BOOK 4603 PAGE 615

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$14,600.00 Joseph L. Stepbach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 1972.

W. K. GEORGAS, JR.
Notary Public

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
Joseph L. Stepbach (NAME)	Mortgage Associates, Inc. (NAME)	Map 96-14
2934 Twin Lawn Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	Par 70
Donelson, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	3D-60004

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, Horace U. Henley et ux Betty G. Henley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph L. Stepbach et ux Madonna K. Stepbach

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:

BEING Lot No. 741 on the Plan of Cloverhill Subdivision, Section 9, as of record in Book 2331, Page 44, Register's Office for Davidson County, Tennessee.

SAID Lot No. 741 fronts 70 feet on the northerly margin of Twin Lawn Drive and extends back on the westerly margin 145.1 feet and 155 feet on the easterly margin to a dead line in the rear which measures 91.2 feet thereon.

BEING the same property conveyed to Horace U. Henley et ux Betty G. Henley by deed from Building Corporation of America as of record in Book 4580, Page 674, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions as of record in Book 2145, Page 262, aforesaid Register's Office.

This is improved (X) unimproved ( ) property, known as 2934 Twin Lawn Drive, Donelson, Tennessee 37214
(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 hand s this 18th day of May, , 19 72.

Horace U. Henley — Betty G. Henley

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Horace U. Henley et ux Betty G. Henley

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 18th day of May, 1972.

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 upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, and 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
HORACE U. HENLEY ET UX
BETTY G. HENLEY,

TO
JOSEPH L. STEPBACH ET UX
MADONNA K. STEPBACH.

B 60438

IDENTIF. REFERENCE

MAY 23 1 16 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY23'72	CONV	14,600.00		
MAY23'72	STAX		A* 37.96	
MAY23'72	RFEE		A* .50	
MAY23'72	DEED		A* 4.00	* 42.46

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