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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vergil W. Stephens (NAME:)	SAME (NAME:)	MAP-83-6
718 Benson Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL-231
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	P/O

For and in Consideration of the sum of Fifteen Thousand and no/100---------- ----------($15,000.00)----------*DOLLARS*

cash in hand paid by Vergil W. Stephens and wife, Helen Juanita Stephens, the receipt of which is hereby acknowledged,

FEB-5[illegible]	CONV	15,000.00			
FEB-5[illegible]	S'TAX		A*	39.00	
FEB-5[illegible]	PR'FEE		A*	.50	
FEB-5[illegible]	W'DEED		A*	8.00	* 47.50

This Instrument Was Prepared By

Dawson D. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

Jack B. Hawkins, unmarried, as to a 2/3 undivided interest and Joseph W. Bryan and wife, Eleanor Hawkins Bryan, as to a 1/3 undivided interest

have bargained and sold, and by these presents do transfer and convey unto the said Vergil W. Stephens and wife, Helen Juanita Stephens, 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 part of Lot No. 2 on the Plan of Martha Martin's Lands, as of record in Book 161, page 101, Register's Office for said County, the northerly 90 feet of lot No. 4 of a subdivision of part of said Lot No. 2 and part of a 15 foot alley in rear thereof as shown by survey by Erle Drake, County Surveyor, dated May 30, 1919 and described according to said survey, as follows:
Beginning on the westerly margin of Benson Avenue at the northeast corner of that part of said lot No. 2 conveyed to Howard L. Markum and wife by deed from C. W. Harrell and wife, of record in book 1488, page 359, said Register's Office; thence with said Markum's northern boundary line, passing the northeast corner of the property conveyed to said Markum and wife, by deed from W. A. Benson et al, of record in book 1586, page 267, said Register's Office at 216 feet, more or less, in all 231 feet, more or less, to the eastern boundary line of lot No. 7 on the plan of the J. S. Dunbar Home Place, as of record in Book 332, page 156, said Register's Office, conveyed to George W. Glass and wife, by deed from Josie Green Judd, of record in book 2393, page 579, said Register's Office; thence with said Glass' eastern boundary line northwardly 90 feet, more or less, to the southerly margin of Franklin Avenue; thence with same eastwardly 231 feet, more or less, to the southwest corner of said Benson and Franklin Avenue; thence with the westerly margin of said Benson Avenue southwardly 90 feet, more or less, to the beginning.

Being the same property conveyed to Jack B. Hawkins and wife, Ophelia F. Hawkins, by deed from Edwin W. Benson, Nona Bell Benson, individually and as Trustee,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $15,000.00

Vergil W. Stephens
Affiant

Subscribed and sworn to before me, this the 1st day of February, 19 73

Mary E. Neal
Notary Public

My commission expires: 4/25/76
(Affix Seal)

Margie Jane Benson, and Mary Ann Benson Mullen, of record in Book 2706, page 593, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Joseph W. Bryan and wife, Eleanor Hawkins Bryan, by deed from Jack B. Hawkins and wife, Ophelia F. Hawkins, of record in Book 3028, page 3, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as ..... (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 Vergil W. Stephens and wife, Helen Juanita Stephens, their *heirs and assigns, forever.*

And we *do covenant with the said* Vergil W. Stephens and wife, Helen Juanita Stephens *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 1973 taxes which are prorated and assumed by the grantees.

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* Vergil W. Stephens and wife, Helen Juanita Stephens /their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 1st *day of* February, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jack B. Hawkins
JACK B. HAWKINS

Joseph W. Bryan
JOSEPH W. BRYAN

Eleanor Hawkins Bryan
ELEANOR HAWKINS BRYAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, the within named Jack B. Hawkins, unmarried and Joseph W. Bryan and wife, Eleanor Hawkins Bryan

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 1st day of February, 19 73.

Mary Ensey
Notary Public.

Commission Expires 4/25/76

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

(1)

219040

WARRANTY DEED

FROM

Jack B. Hawkins et al.

TO

Vergil W. Stephens et ux.

B 9 3 6 3 9

IDENTIF. REFERENCE

FEB 5 9 53 AM '73

DAVIDSON COUNTY, TENN.

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Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201