This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

William W. Stifler & wife, Julia F. Stifler

TO

Monroe Carell, Jr., & wife, Ann Scott Carell

For draftsman's use

Prepared by:

Joel Riggs & Company
2319 Crestmoor Road
Nashville, Tennessee 37215

BOOK 4777 PAGE 621

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Monroe Carell, Jr., & wife, Ann Scott Carell (NAME)<br>614 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)<br>Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Same (NAME)<br>(STREET ADDRESS)<br>(CITY) (STATE) (ZIP) | PARCEL BM 1280 |

(FOR REGISTER'S USE)

C37127

IDENTIF. REFERENCE

JAN 3 9 39 AM '74

FELIX Z. MANSCO, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 90,000.00 Monroe Carell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF December 1973

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 29, 1975

(AFFIX SEAL)

For and in Consideration of the sum of Ten & no/100 ($10.00)

DOLLARS

Cash in hand paid by the hereinafter named Grentees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

| | | | | | |
|---|---|---|---|---|---|
| JAN-3 | CONV | 90,000.00 | | | |
| JAN-3 S TAX | | | A* | 234.00 | |
| JAN-3 PB FEE | | | A* | .50 | |
| JAN-3 W DEED | | | A* | 6.00 | * 240.50 |

William W. Stifler and wife, Julia F. Stifler

we have bargained and sold, and by these presents do transfer and convey unto the said

Monroe Carell, Jr., and wife, Ann Scott Carell

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

PARCEL A Land in the 7th, Civil District of Davidson County, Tennessee, being parts of lots Nos. 204 and 223 on the Plan of a part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in book 421, pages 102 and 103, Register's Office for said County, described together as follows:

(Continued on following page)

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PARCEL A (Continued)

Beginning on the easterly margin of Lynwood Boulevard at an iron pin in concrete at the corner of lots Nos. 203 and 204; thence with the easterly margin of said Boulevard southwardly 155.3 feet to the northwest corner of the property conveyed to Frances Orr Vance, by deed from Mary Dozier Vess and husband, of record in book 1491, page 387, said Register's Office; said point being 45.87 feet north of the corner of Lots Nos. 204 and 205; thence with the northerly line of said Vance property south 77 degrees 15 minutes east 223.8 feet to Vance's northeast corner, continuing in the same direction 84.8 feet, in all 308.6 feet to an iron pin; thence north 6 degrees 40 minutes east 198.7 feet to an iron pin on the northerly line of lot No. 223; thence with said line north 86 degrees 45 minutes west 75.3 feet to the corner of lots Nos. 204 and 223; continuing in the same direction and with the northerly line of said lot No. 204, 210.6 feet, in all 285.9 feet to the beginning. Said part of lot No. 204 being the same real property conveyed to W. W. Stifler and wife, Julia F. Stifler, as of record in Book 2924, Page 375, said Register's Office.

PARCEL B

Being parts of Lots Nos. 222 and 223 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said County, and being shown as part of an unnumbered tract, lying west of Lots 1, 2 and 3, on the Map of Royal Oaks-Veevers' Addition, as of record in Book 3083, Pages 13, Said Register's Office, and described as follows:

Beginning at the southwest corner of Lot No. 1 of said Veevers' Addition; thence westerly on a continuation of the southerly line of Lot 1, 155.9 feet to a point; thence northerly 237.5 feet to a point; thence easterly 136.4 feet to a point in the westerly line of Lot 3; thence with the westerly line of Lots 3, 2 and 1, southerly 246.1 feet to the point of beginning.

Being part of the Property conveyed to William W. Stifler and wife, Julia F. Stifler, as of record in Book 3128, Page 175, said Register's Office.

This is ( unimproved ) ( improved ) property, known as _____ (House Number) _____ (Street) P. O. Address: _____ (City or Town) _____ (Postal Zone)

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Monroe Carell, Jr., & wife, Ann Scott Carell their heirs and assigns, forever.

And we do covenant with the said Monroe Carell, Jr., and wife, Ann Scott Carell 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.

W.W. Stifler and William W. Stifler are one and the same person.

And William W. Stifler and wife, Julia F. Stifler do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Monroe Carell, Jr., and wife, Ann Scott Carell heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand $ this 28th day of December, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William W. Stifler

Julia F. Stifler

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Joel Riggs, a Notary Public in and for said County and State, the within named William W. Stifler and wife, Julia F. Stifler

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, Davidson County, Tennessee, this 28th day of December, 1973

Joel Riggs
Notary Public

My Commission Expires October 29, 1975
Commission Expires

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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.