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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 $12,554.26

+ David Denby Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 19 74.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Denby Clark (NAME)	1st Investment Company (NAME)	Map 119-2
213 Garwood Drive (STREET ADDRESS OR ROUTE NUMBER)	2244 Mock Road (STREET ADDRESS)	Par 63
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43219 (CITY) (STATE) (ZIP)	6DA 09353

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, JOHN RAY STEPHENS and wife, LASSIE NELL STEPHENS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID DENBY CLARK and wife, LINDA LEE CLARK

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. 21 on the Map of Cunningham Heights, as of record in Book 2331, page 76, Register's Office for said County.

SAID Lot No. 21 fronts 72 feet on the southerly side of Garwood Drive and extends back between lines, 110 feet on the westerly line and 156.53 feet on the easterly line, to a dead line in the rear, measuring 82.8 feet thereon.

BEING the same property conveyed to John Ray Stephens and wife, Lassie Nell Stephens by deed from A. D. Hewlett and wife, Frances Hewlett of record in Book 4408, page 837, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the

transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First Investment Company of record in Book 4408, page 839, in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is ( ) unimproved (XX) improved property, known as 213 Garwood Drive, Nashville, Tennessee
(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 11th day of December, 19 73

John Ray Stephens

Lassie Nell Stephens

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN RAY STEPHENS and wife, LASSIE NELL STEPHENS

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 11th day of December 19 73

Commission expires 10/26/74

Barbara Ferguson
Notary Public

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a 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

JOHN RAY STEPHENS ET UX

TO

DAVID DENBY CLARK and wife,

LINDA LEE CLARK

C 37999

IDENTIF. REFERENCE

JAN 10 9 33 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File WILKINS & ADAMS
ATTORNEYS-AT-LAW
P. O. BOX 15803
NASHVILLE, TENNESSEE 37215

JAN 10	CONV	12,554.26			
JAN 10	S TAX		A*	32.76	
JAN 10	PR FEE		A*	.50	
JAN 10	W DEED		A*	4.00	* 37.26