ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO BOOK 4792 PAGE 793	MAP-PARCEL NUMBERS
	FIRST FEDERAL SAVINGS & LOAN	
(NAME)	(NAME) UNION AT FOURTH	K-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) NASHVILLE, TENNESSEE 37219	179 Pal
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged; we,

Walter G. Steed, Jr. and wife, Anne Tyler Steed,

have bargained and sold, and by these presents do transfer and convey unto the said Michael W. Stevens and wife, Angela S. Stevens,

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

Being the westerly part of lot No. 4 of Block "A" on the map of R.M. Dudley's Subdivision, as of record in Book 974, page 8, Register's Office for said County, and described as follows:

Beginning on the easterly margin of Oxford Avenue at the corner of lots Nos. 3 and 4; thence with the line between said two lots, eastwardly 180 feet to an iron pin; thence northwardly 80 feet to an iron pin on the southerly line of Lot No 5; thence with said line westwardly 170 feet to the easterly margin of Oxford Avenue; thence with said Avenue, southwardly 100 feet to the beginning.

Being the same property conveyed to Walter G. Steed, Jr. and wife, Anne Tyler Steed by deed from Mrs. Ruby Rozelle Steed of record in Book 4601, page 927, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1974, applicable to said property.

MAR-17	CONV	17,250.00			
MAR-17 S'TAX			A*	44.72	
MAR-17 PR'FEE			A*	.50	
MAR-17	W'DEED		A*	4.00	* 49.22

unimproved ( )
This is improved (X) property, known as 3108 Oxford Avenue, Nashville, Tennessee 37216
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 28 day of FEBRUARY, 1974.

/ Walter G. Steed Jr. — WALTER G. STEED, JR.

/ Anne Tyler Steed — ANNE TYLER STEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter G. Steed, Jr., and wife, Anne Tyler Steed, 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 28th day of February, 1974.

My commission expires 1-17-77 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $17,250.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael W. Stevens
Angela S. Stevens

Sworn to and subscribed before me this 28th day of FEB., 1974.

My commission expires 1-17-77 Notary Public

This instrument was prepared by:

This instrument prepared by

Name	STEPHENSON, LACKEY & HOLMAN	Address

First Federal Building
Nashville, Tennessee 37219

— File In Fee —

WARRANTY DEED

FROM

WALTER G. STEED, JR. & WIFE,

ANNE TYLER STEED

TO

MICHAEL W. STEVENS & WIFE,

ANGELA S. STEVENS

C43999

IDENTIF. REFERENCE

MAR 1 2 36 PM '74

FELIX [illegible]
DAVIDSON COUNTY, TENN.

Tennessee Title
Title Insurance Company
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290