FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,700.00

Eugene J. Stevenson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF April, 19 74

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS (NAME) 507 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EUGENE J. STEVENSON (NAME)	GUARANTY MORTGAGE COMPANY OF NASHVILLE (NAME)	13DA 40235
3032 Sunnyview Court (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 59-5
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37238 (CITY) (STATE) (ZIP)	Par 287

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, A & R Construction Company, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene J. Stevenson and wife, Bernadine Stevenson

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. 291 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460, page 85, Register's Office for said County.

SAID Lot No. 291 fronts 69.84 feet on the northwesterly side of Sunnyview Drive, and extends back 150 feet on both side line to a dead line in the rear, measuring 65 feet thereon.

BEING part of the same property conveyed to A & R Construction Company, a partnership, by deed from Earl Hawkins and William C. Greer, of record in Book 4649, page 586, and by instrument of correction of record in Book 4652, page 847, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4620, page 866, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 3032 Sunnyview Court, Nashville, Tennessee 37218 (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 my hand this 24th day of April, 19 74

A & R CONSTRUCTION COMPANY

Albert P. Warner, Partner

STATE OF TENNESSEE
Davidson County

BOOK 4809 PAGE 570

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert F. Warner, partner

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 19 74

Commission expires 11/8/75

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

file in box # 4

WARRANTY DEED

FROM
A & R CONSTRUCTION COMPANY,
a partnership

TO
EUGENE J. STEVENSON ET UX

C 5 1 7 4 2

IDENTIF. REFERENCE

APR 26 9 04 AM '74
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR26'74	CONV	21,700.00			
APR26'74	S'TAX		A*	56.42	
APR26'74	PR'FEE		A*	.50	
APR26'74	W'DEED		A*	4.00	* 60.92