Mail ✓

This instrument prepared by:
Schulman, McCarley, Hollins and Frida
P. O. Box 2707
Nashville, Tennessee 37219

BOOK 4838 PAGE 468

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. G. Stone, Jr., et ux (NAME:)	Same (NAME:)	96-6
Same (STREET ADDRESS OR ROUTE NUMBER)	929 Allen Road (STREET ADDRESS)	61
(CITY) (P. O. ZONE) (STATE)	Nashville Tenn 37214 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)

DOLLARS

cash in hand paid and other good and valuable consideration, the receipt of which is hereby specifically acknowledged.

JUL29⁷⁷	CONV	31,000.00			
JUL29⁷⁷	S'TAX		A*	80.60	
JUL29⁷⁷	PR'FEE		A*	.50	
JUL29⁷⁷	W'DEED		A*	6.00	* 87.10

John David Owen, III has/~~have~~ *bargained and sold, and by these presents do/~~do~~ transfer and convey unto the said* J. G. Stone, Jr. and wife, Jane Usher Stone, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING Lot No. 76 on the unrecorded plan of a re-subdivision of part of a strip marked "Reserved" shown on the plan of Donelson Heights, as of record in Plan Book 1424, page 35, Register's Office for Davidson County, Tennessee, and described more particularly according to a survey by George W. Watkins, Surveyor, dated September 6, 1951, as follows: Beginning at a point on the southeasterly margin of McCampbell Avenue, said point being the common northerly corner between Lots ~~Nos.~~ 75 and 76 on said unrecorded plan and being 119.9 feet southwestwardly from a monument at the intersection of the southerly margin of McCampbell Avenue and the westerly return of Surrey Road; thence, leaving the said southeasterly margin of McCampbell Avenue and with the common line between Lots Nos. 75 and 76 of said unrecorded plan, southeastwardly a distance of 160.2 feet to a point, said point being the common northerly corner of Lots Nos 73 and 74 on the recorded plan of Donelson Heights, of record in Plan Book 1424, page 35, Register's Office for said County; thence, with the northerly line of said Lot No. 73 of said recorded Plan southwestwardly a distance of 85 feet to a point, said point being the common northerly corner of Lots Nos 72 and 73 of said recorded plan of Donelson Heights; thence, with the common line between Lots Nos. 76 and 77 on the said unrecorded plan northwestwardly 160.1 feet to a point on the southeasterly margin of McCampbell Avenue; thence, continuing with the said margin of McCampbell Avenue, northeastwardly 85 feet to the point of beginning.

BEING the same property conveyed to John David Owen, III, by deed from J. D. Owen and wife, Marguerite M. Owen, of record in Book 2907, page 139, Registers Office for Davidson County, Tennessee. The deed last recited was subsequently corrected by deeds of correction in Book 3946, page 32, and Book _____, page _____, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,000.00

Subscribed and sworn to before me, this the 26th day of July, 1977

Affiant

My commission expires 2-21-77

(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2732 McCampbell Road, Nashville, Tennessee
(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 J. G. Stone, Jr. and wife, Jane Usher Stone, their *heirs and assigns, forever.*

And I *do covenant with the said* J. G. Stone, Jr. and wife, Jane Usher Stone *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for taxes for 1974 which are to be prorated and assumed by Grantees; 10 foot public utility easement along the rear line; a 40-foot minimum building setback line from McCampbell Avenue; and a TVA easement which runs along the front line of said lot and extends back 54 feet on the northeasterly line and 13.2 feet on the southwesterly line; and restrictions of record in Book 1334, page 453, said Register's Office.

And I, John David Owen, III *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. G. Stone, Jr. and wife, Jane Usher Stone, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 26th *day of* July, *19*74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.* Suzanne M. Owen joins in the conveyance of this property for the purpose of releasing any rights she may have due to the marital relationship.

John David Owen, III
JOHN DAVID OWEN, III

Suzanne M. Owen
SUZANNE M. OWEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Annie Sloan, *a Notary Public in and for said County and State, the within named* John David Owen, III and wife, Suzanne M. Owen

*the bargainor*s*, 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* 26th *day of* July, *19*74.

Annie Sloan, *Notary Public.*

Commission Expires 5-2-77.

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

IDENTIFICATION REFERENCE 6497 5 JUL 22 11 01 AM FEE $7.00 DAVIDSON COUNTY

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.....