BOOK 4846 PG 69

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	FIRST FEDERAL	
(NAME)	(NAME) Union at Fourth	42
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	2nd
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations,

receipt of which are hereby acknowledged; we,

DONALD RAY STIVERS AND WIFE, SYLVIA J. STIVERS,

have bargained and sold, and by these presents do transfer and convey unto the said FRANK E. THOMAS, JR. AND WIFE, HELEN M. THOMAS,

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

TRACT I: Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made 7 April 1958, by Z.J. Wilkinson, Surveyor, as follows:

Beginning in the westerly margin of State Highway No. 112 (Clarksville Highway) at a point 1467 feet northerly from the center line of Stevens Lane, said point being also the northeasterly corner of the property conveyed to John V. Winters, of record in Book 2707, page 79, Register's Office for said County, and running thence S 76° 43' W 300 feet, along Winters' northerly line, to Winters' northwesterly corner; thence No. 13° 09' W 88 feet to a point; thence N 74° 25' E 300 feet to the westerly margin of Highway No. 112; thence along the westerly margin of said Highway, S 13° 09' E 100 feet to the beginning.

TRACT II: Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey dated 7 April 1958, by Z. J. Wilkinson, Surveyor, as follows:

Beginning in the westerly margin of State Highway No. 112 (Clarksville Highway) at the northeasterly corner of property conveyed by Moore to Dunaway by deed of record in Book 2747, page 204, Register's Office for said County; thence running along the margin of said Highway N 13° 09' W 50 feet to a point lying 25 feet southerly from the southeasterly corner of property conveyed to Carl B. Douglas by deed of record in Book 2595, page 31, said Register's Office; thence S 73° W 300 feet to a point lying 22 feet southerly from the southwesterly corner of the said Douglas property; thence S 13°09' E 43.8 feet, more or less, to the northwesterly corner of the property conveyed to Dunaway by the said deed of record in Book 2747, page 204; thence along the northerly line of Dunaway's said property, N 74°25' E 300 feet to the beginning. Being the same property conveyed to Donald Ray Stivers and wife, Sylvia J. Stivers, by deed from John M. Thomas and wife, as of record in Book 4589, page 446, said Register's Office.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for 1974 applicable to said property.

unimproved ( )
This is improved (X) property, known as 4723 Clarksville Highway, Nashville TN 37218
(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 22nd day of August, 19 74.

DONALD RAY STIVERS — Donald Ray Stivers

SYLVIA J. STIVERS — Sylvia J. Stivers

BOOK 4846 PAGE 70

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Donald Ray Stivers and wife, Sylvia J. Stivers,

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 [illegible] day of August, 1974.

My commission expires Oct. 5, 1975 Notary Public [illegible]

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 $ 38,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

[illegible]

Sworn to and subscribed before me this 22nd day of August, 1974.

My commission expires Oct. 5, 1975 Notary Public [illegible]

This instrument was prepared by:

This instrument prepared by:

Name	Address
STEPHENSON AND LACKEY,	First Federal Building
	Nashville, Tennessee 37219

AUG 22 74 NasCONV. 38,500.00
AUG 22 74 S'TAX A* 100.10
AUG 22 74 PR'FEE A* .50
AUG 22 74 W'DEED A* 4.00 * 104.60

WARRANTY DEED

FROM

DONALD RAY STIVERS & WIFE,

SYLVIA J. STIVERS

TO

FRANK E. THOMAS, JR. & WIFE,

HELEN M. THOMAS

C 6 8 3 4 1

IDENTIF. REFERENCE

AUG 22 2 20 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219