WARRANTY DEED

BOOK 4865 PAGE 822

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dillard E. Hunter, et al	Same	Map 43-7
(NAME)	(NAME)	
306 McArthur Drive		Parcel 22
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115		11D54530
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*

and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Byron N. Stehman

have this day bargained and sold, and do hereby transfer and convey unto the said Dillard E. Hunter and Homer C. Hunter, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 128 on the unrecorded Map of Anderson Estate, Section One, being a subdivision of Tract 1 and 13 of said Anderson Estates, of record in Book 1130, page 37, Register's Office for said County, and described according to a copy of a survey thereof made by Anderson and Gee, Surveyors, August 5, 1946, as follows: Beginning at a point in the westerly margin of McArthur Drive at the corner of Lots 126 and 128; thence with the line between said lots westerly 150 feet to a point; thence northerly 50 feet to the corner of Lots 128 and 129; thence with the line between said lots easterly 150 feet to the west margin of McArthur Drive; thence with the margin of the same, southerly 50 feet to the point of beginning.

Being the same property conveyed to Byron N. Stehman by deed from Zennia Davaney of record in Book 3648, page 468, R.O.D.C., Tennessee.

This conveyance is made subject to the following restrictions:

1. 1974 taxes to be prorated as of date of deed.
2. Restrictive covenants of record in Book 1339, page 352; Book 1711, page 141; Book 1809, page 277, Register's Office for Davidson County, Tennessee.
3. The unrecorded Plan shows a 30-foot minimum setback line from McArthur Drive, and a 10-foot easement for public utility purposes along the west rear line of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,150.00

Subscribed and sworn to before me, this the 1st day of November, 19 74.

Affiant

My commission expires: 9/6/78 (Affix Seal)

Notary Public

This is { unimproved / improved XX } property, known as 306 McArthur Drive, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Dillard E. Hunter and Homer C. Hunter, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dillard E. Hunter and Homer C. Hunter, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 1st *day of* November, 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.*

Byron N. Stehman

Byron N. Stehman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, JONATHAN HARWELL, a Notary Public in and for said County and State, Byron N. Stehman

the within named 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 this 1st day of November, 19 74.

Commission expires 9/6/78

Jonathan Harwell
Notary Public

JONATHAN HARWELL • NOTARY PUBLIC • DAVIDSON CO. TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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.....

WARRANTY DEED

FROM

Byron N. Stehman

TO

Dillard E. Hunter and
Homer C. Hunter

C 7 7 1 1 6

IDENTIF. REFERENCE

Nov 6 9 03 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
HOWELL AND FISHER, ATTORNEYS
400 CAPITOL SQUARE BUILDING
NASHVILLE, TENNESSEE 37201

BY [signature]
ATTORNEY

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

NOV-6-74	CONV	*2,150.00				
NOV-6-74	S'TAX		A*	5.46		
NOV-6-74	PR'FEE		A*	.50		
NOV-6-74	W'DEED		A*	4.00	*	9.96