THIS INSTRUMENT PREPARED BY:

BOOK 4868 PAGE

David B. Herbert

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
	Mr/Mrs Stephen F. Stewart 629 Hidden Acres Drive Madison, Tennessee	Home Federal Savings & Loan Assn. Life & Casualty Tower Nashville, Tennessee
FIELD BOOK NUMBER(S) 11D85008	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Same	LOAN OR ACCOUNT NO. 07-080036-7 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged and in further consideration of the assumption of and agreement by the Grantees herein to pay the principal balance now due, plus future interest on a certain note dated September 22, 1972, in the original principal sum of $33,500.00, payable to Home Federal Savings and Loan Assn. in monthly installments as set forth in said note, with interest as set out therein and being secured by a Deed of Trust executed by Charles I. Titus and wife, Betty L. Titus to Charles Nelson Jr., Trustee, of record in Book 4640, page 304.

WE, CHARLES I. TITUS and wife, BETTY L. TITUS
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto STEPHEN F. STEWART and wife, GLENDA W. STEWART

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Neeley's Bend Acres, Section 1, as of record in Book 4175, page 140, Register's Office for Davidson County, Tennessee.
Said Lot No. 5 fronts 134.00 feet on the southerly side of Hidden Acres Drive and extends back 328.80 feet on the easterly line and 328.80 feet on the westerly line to a dead line measuring 134.0 feet thereon.
Being the same property conveyed to Charles I. Titus and wife, Betty L. Titus, by deed from Apollo Contracting Corporation of record in Book 4640, page 302, Register's Office for said County.
This conveyance is made subject to restrictions of record in Book 4436, page 488.

NOV 14	CONV	47,000.00		
NOV 14	S'TAX		A* 122.20	
NOV 14	PR'FEE		A* .50	
NOV 14	W'DEED		A* 4.00	* 126.70

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. except as shown above and the 1974 taxes which have been assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 8th day of November, 1974.

Betty L. Titus
Betty L. Titus
Atty. -in-Fact for Charles I. Titus, by Power of Attorney recorded in the Register's Office simultaneously with this Instrument.

Charles I. Titus
By: Betty L. Titus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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On this 6th day of November, 1974, before me personally appeared Betty L. Titus, to me known to be the person who executed the foregoing instrument in behalf of Charles I. Titus, and acknowledged that she executed the same as the free act and deed of the said Charles I. Titus.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My commission expires: 4/23/78

STATE OF_____
COUNTY OF_____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), 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, the_____day of_____, 19____.

My commission expires: _____ *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 47,000.00 + Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF November 19 74

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

C78195

WARRANTY DEED

FROM

CHARLES I. TITUS AND WIFE,

BETTY L. TITUS

TO

STEPHEN F. STEWART AND WIFE,

GLENDA W. STEWART

IDENTIF. REFERENCE

Nov 14 2 45 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared_____ and _____, with whom I am personally acquainted, and who upon oath acknowledged_____ to be the _____ and _____, respectively, of_____, a corporation, the bargainor, and that_____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said_____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at_____, Tennessee, this, the_____day of_____, 19____.

My commission expires: _____ *Notary Public*