BOOK 4873 PAGE 113

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$45,000.00 Frederic W. Stephenson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 1974

Notary Public

MY COMMISSION EXPIRES: 1-21-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward A. Seddon, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederic W. Stephenson (NAME)	Mortgage Associates, Inc. (NAME)	4D 05721
644 Dutchmans Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E.,#300 (STREET ADDRESS)	75 - 8
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	141

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, Martin R. Bubis d/b/a Bubis Construction Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederic W. Stephenson et ux Pamela M. Stephenson

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:

BEING Lot No. 194 on the Plan of Highlands of Tulip Grove, Section 1 as of record in Book 4675, Page 26, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Martin R. Bubis d/b/a Bubis Construction Company by deed of record in Book 4756, Page 207, Register's Office, Davidson County, Tennessee.

SAID conveyance is subject to restrictions of record in Book 4793, Page 157 and any existing easements.

unimproved ( )
This is improved (XX) property, known as 644 Dutchmans Drive, Hermitage, Tennessee. 37076
(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 4th day of December, 19 74

Martin R. Bubis d/b/a Bubis Construction Company

Martin R Bubis

BOOK 4873 PAGE 114

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin R. Bubis

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 4th day of December, 1974

Commission expires 1-4-78

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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 BOX 3

WARRANTY DEED

FROM
MARTIN R. BUBIS

TO
FREDERIC W. STEPHENSON ETUX
PAMELA M. STEPHENSON

C 8 0 5 1 5

IDENTIF. REFERENCE

DEC 5 10 19 AM '74

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

DEC-5-74	CONV	45,000.00			
DEC-5-74	S'TAX		A*	117.00	
DEC-5-74	PR'FEE		A*	.50	
DEC-5-74	W'DEED		A*	4.00	* 121.50

Edward Seldon
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217