BOOK 4874 PAGE 294

This instrument prepared by
J. K. WOODARD, Attorney at law
223 [illegible]
MADISON, [illegible]

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peggy B. Stoner (NAME)	Guaranty Mortgage Co. (NAME)	11D 29235
176 Welworth St. (STREET ADDRESS OR ROUTE NUMBER)	311 7th Ave. N. (STREET ADDRESS)	Map 34-13
Madison, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	Par 113

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, the receipt of which is hereby acknowledged, including the assumption of and agreement to pay by the grantee the balance owing on a note, dated August 13, 1973, in the original principal amount of $16,600.00 payable to Guaranty Mortgage Co. and secured by a Deed of Trust of record in Book 4736, page 971, Register's Office for said County to which reference is here made for a more complete description of said note,

We, A. V. Robbins and wife, Dorothy R. Robbins,

have this day bargained and sold, and do hereby transfer and convey unto the said

Peggy B. Stoner

her *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 23 of Block "B" on the Plan of East Lawn as of record in Book 547, pages 153 and 154, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the southerly side of Welworth Street and extends back 87 feet on the easterly line and 107.66 feet on the westerly line to a dead line measuring 54.10 feet thereon.

Being the same property conveyed to A. V. Robbins and wife, Dorothy R. Robbins, by deed from Ronald W. Tucker and wife, Brenda K. Tucker, of record in Book 4777, page 482, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, or other encumberances which are matters of public record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,200.00

Subscribed and sworn to before me, this the 6th day of December 1974

Affiant Peggy B. Stoner

My commission expires: November 13 1977 (Affix Seal)

Notary Public [illegible]

S. C. CARVER NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

This is unimproved (X) improved (X) property, known as 176 Welworth St., (House Number) (Street) Madison, 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

Grantee

her *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* , except as noted above.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee

her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 6th *day of* December *, 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.*

× A. V. Robbins
A. V. ROBBINS

× Dorothy R. Robbins
DOROTHY R. ROBBINS

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* A. V. Robbins and wife, Dorothy R. Robbins,

the within named 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 Madison, Tennessee
this 6th *day of* December, *19*74

Bobby L. Henson, Jr.
Notary Public

Commission expires November 12, 1975

BOBBY G. HENSON, SR. * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

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 .....

DEC 11 74 CONV 19,567.77
DEC 11 74 S'TAX A* 50.96
DEC 11 74 PR'FEE A* .50
DEC 11 74 W'DEED A* 4.00 * 55.46

C 8 1 1 0 6

IDENTIF. REFERENCE

DEC 11 10 13 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
A. V. Robbins et ux
TO
Peggy B. Stoner

AFTER RECORDING, Mail To:
IMPACT PROPERTIES
P.O. BOX 311
MADISON, TENN 37115
ATT'N: DON CARVER

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115