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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,850.00

Affiant John T. Stephens

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January 1975.

Notary Public Marbut G. Gaston

MY COMMISSION EXPIRES: May 29, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT G. GASTON REALTY, CO., INC. 2820 Bransford Ave., Nashville, Tn
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John T. Stephens &wife, Jearlene DeMoss | National Mortgage Company (NAME) | |
| 3160 Gwynnwood Road (STREET ADDRESS OR ROUTE NUMBER) | 4041 Knights Arnold Road (STREET ADDRESS) | 60-1 |
| Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38118 (CITY) (STATE) (ZIP) | 106 KC |

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, DONALD EUGENE JOHNSON and wife, PEGGY L. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN T. STEPHENS and wife, JEARLENE DeMOSS

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:

Three bedroom brick, located on Gwynwood Road, house number being 3160, Nashville, Davidson County, Tennessee .

Being Lot No# 72 on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, Page 142, Register's Office For Davidson County, Tennessee , to which plan reference is here made for a more complete and accurate description, of said lot.

Being the same property acquired by DONALD EUGENE JOHNSON, and wife, PEGGY L. JOHNSON, by deed from James T. Lynn, Secretary of Housing & Urban Development, of Washington, D.C., acting by and through the Federal Housing Commissioner in Deed Book 4811, page 445, Register's Office of Davidson County, State of Tennessee.

As a part of the consideration herein, the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by DONALD EUGENE JOHNSON and wife, PEGGY L. JOHNSON to NATIONAL MORTGAGE COMPANY, turstee, of record in Book 4870 , page 86, of Register's Office of Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3160 (House Number) Gwynnwood, Drive (Street) Nashville, Tennessee (P. O. Address) 37207 (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 our hand s this 13th day of January, 1975

Donald Eugene Johnson

Peggy L Johnson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, MARBUT G. GASTON, a Notary Public in and for said County and State, the within named Donald Eugene Johnson and wife, Peggy L. Johnson the bargainor, 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 13th day of January 19 75

Commission expires May 29, 1977

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

WARRANTY DEED

FROM
DONALD EUGENE JOHNSON and wife

PEGGY L. JOHNSON

TO
JOHN T. STEPHENS and wife,

JEARLENE DeMoss STEPHENS

C 8 4 1 3 6

IDENTIF. REFERENCE

JAN 13 11 27 AM '75

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| JAN 13 75 | CONV | | 17850.00 | | |
| JAN 13 75 | S'TAX | A* | 46.28 | | |
| JAN 13 75 | PR'FEE | A* | .50 | | |
| JAN 13 75 | W'DEED | A* | 4.00 | * | 50.78 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.