This instrument was prepared by James G. Lasorsa, Attorney at Law, Gallatin Rd. Madison, Tenn. 37115

WARRANTY DEED

BOOK 4913 PAGE 178

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leslie H. Stephens (NAME)	Leslie H. Stephens (NAME)	10D33030
1153 Hunters Lane (STREET ADDRESS OR ROUTE NUMBER)	1153 Hunters Lane (STREET ADDRESS)	Map 41-4
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Parcel 53

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

cash in hand paid by the said grantee, hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, Paul V. Eggstein and wife, Frances C. Eggstein, hereinafter called the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Leslie H. Stephens, and wife, Anna L. Stephens, herein called Grantees, their

~~XXXXXXXX~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 31 of Dalemere Subdivision, Section 3, of record in Book 3300, page 6, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the southerly margin of Hunters Lane; thence south 84° 04' 10" east 197 feet to a concrete monument; thence around a slight curve to the south having a radius of 25 feet, a distance of 39.27 feet, to a concrete monument; thence southwardly with the westerly margin of Yoest Drive around a slight curve having a radius of 358.90 feet, 110.4 feet to a concrete monument; thence south 22° 46' 30" west, 99.34 feet to an iron pin; thence north 67° 13' 30" west, 185.85 feet to a concrete monument; thence north 5° 55' 50" east 169.92 feet to the point of beginning.

Being the same property conveyed to Paul V. Eggstein and wife, Frances C. Eggstein, by deed from Oliver H. Dale and wife, Claudine M. Dale, of record in Book 3372, page 555, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 3350, page 299, setback line, easements and other limitations as shown on Plan of record in Book 3300, page 6, said Register's Office.

STATE OF TENNESSEE
COUNTY OF ~~XXXXXXXX~~ Sumner

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

Subscribed and sworn to before me, this the 12th day of May 19 75

Affiant

My commission expires ~~My Commission Expires February 1, 1976~~ (AFFIX Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is ( ) unimproved (X) improved property, known as 1155 Hunters Lane, Nashville, Tennessee (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 Grantees, their

~~XXXXXXXX~~

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 stated herein, and 1975 taxes which have been pro-rated and assumed by the said Grantees

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

~~XXXXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s this 12th *day of* May, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Paul V. Eggstein
Paul V. Eggstein

Frances C. Eggstein
Frances C. Eggstein

BOOK 4913 PAGE 179

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Sumner }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul V. Eggstein and wife, Frances C. Eggstein

the within named bargainors, 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 Hendersonville, Tennessee, this 12th day of May, 1975.

My Commission Expires February 1, 1976

Notary Public

Commission expires

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.....

MAY 16 75 CONV 36,500.00
MAY 16 75 S'TAX A* 94.90
MAY 16 75 PR'FEE A* .50
MAY 16 75 W'DEED A* 4.00 * 99.40

WARRANTY DEED

FROM
Paul V. Eggstein, et ux
TO
Leslie H. Stephens, et ux

C 98548

IDENTIF. REFERENCE

MAY 16 9 37 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Mail Deeds to Reed & Co
713 So. Main St.
Hendersonville, Tenn