This instrument prepared by:
DON L. SMITH, ATTORNEY
Home Federal Building
Nashville, Tennessee

BOOK 4936 PAGE 604

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter Earnest Stephens, Jr.	First & Mid-South Mortgage Co.	42-15-48
(NAME)	(NAME)	
215 West Marthonna Drive	10th Floor - Nashville Trust Bldg.	11D-12060
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by Walter Earnest Stephens, Jr. and wife, Betty W. Stephens, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, John W. Fine and wife, June E. Fine,

have this day bargained and sold, and do hereby transfer and convey unto the said Walter Earnest Stephens, Jr. and wife, Betty W. Stephens, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lots Nos. 77, 78, 79 and 80, Block "B" on the Map of Marthonna Subdivision, not of record, and described as follows:
Beginning at a point on the easterly margin of Marthonna Road West, formerly Ezell Road West, the common corner of Lots 76 and 77; thence with the line between said lots, easterly 420 feet to a point; thence southerly 100 feet to the corner of Lots 80 and 81; thence with the line between said lots westerly 420 feet to the easterly margin of Marthonna Road, formerly Ezell Road; thence with the margin of same northerly 100 feet to the beginning.

Being the same property conveyed to John W. Fine and wife, June E. Fine, by deed from William Orville Thomas Smith and wife, Bonnie Joyce Smith, of record in Book 4729, page 636, Register's Office for said County.

June E. Fine and June Ellyn Fine are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,900.00

Subscribed and sworn to before me, this the 29th day of July, 19 75

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 215 West Marthonna Drive, Madison, 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 Walter Earnest Stephens, Jr. and wife, Betty W. Stephens, their (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 for 1975 taxes which are prorated and assumed by the grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Walter Earnest Stephens, Jr. and wfie, Betty W. Stephens, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 14th day of July, 19 75 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

June Ellyn Fine
June E. Fine

John W. Fine
John W. Fine wife, attorney

STATE OF ~~TENNESSEE~~ OKLAHOMA
COUNTY OF ~~DAVIDSON~~ OKLAHOMA

Personally appeared before me, Billy L. Weed, a Notary Public in and for said County and State, June E. Fine, one of

the within named bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Oklahoma City, Oklahoma
this 14th day of July, 19 75

Billy L. Weed
Notary Public

Commission expires 2-7-79

BILLY L. WEED NOTARY PUBLIC IN AND FOR OKLAHOMA CITY, OKLAHOMA

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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 1975, before me personally appeared Jerry R. Daniels, to me known to be the person who executed the foregoing deed in behalf of John W. Fine, and acknowledged that he executed the same as the free act and deed of said John W. Fine.

Witness my hand and official seal at office in Nashville, Tennessee, this 29th day of July 1975.

James R. Daniels
Notary Public.

My commission expires: May 5, 1976

JUL29 75 CONV 46,900.00
JUL29 75 S'TAX A* 121.94
JUL29 75 PR'FEE A* .50
JUL29 75 W'DEED A* 4.00 * 126.44

WARRANTY DEED

FROM
John W. Fine et ux.

TO
Walter Earnest Stephens, Jr. et ux.

D 0 8 8 0 5

IDENTIF. REFERENCE

JUL 29 3 28 PM '75

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 226668