THIS INSTRUMENT PREPARED BY:

BOOK 4965 PAGE 678

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-15 P30 PW	JAMES DAVID STEPHENSON ET UX CAROLYN J. STEPHENSON	Fidelity Federal Savings & Loan 401 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 8DA 26820	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 407 Basswood Drive	LOAN OR ACCOUNT NO. 510253-1
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

THOMAS W. SINGLETON and wife, SYLVIA ANN SINGLETON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES DAVID STEPHENSON AND WIFE, CAROLYN J. STEPHENSON,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 445 on the Map of Charlotte Park, Section VI, of record in Book 2900, pages 7 and 8, Register's Office for said County.

Said Lot No. 445 fronts 67.0 feet on the southwesterly side of Basswood Avenue and extends back 165.3 feet on the northwesterly line and 199.0 feet on the southeasterly line, to an irregular line on which it measures 105.0 feet.

Being the same property conveyed to Thomas W. Singleton and wife, Sylvia Ann Singleton, by deed from Herschel Singleton and wife, Naomi Singleton, of record in Book 4785, page 400, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 2921, page 412, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1975 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of October, 1975.

Thomas W Singleton
THOMAS W. SINGLETON

Sylvia Ann Singleton
SYLVIA ANN SINGLETON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Jerry W. Blair, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas W. Singleton and wife, Sylvia Ann Singleton the 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 Nashville, Tennessee, this, the 24th day of October, 1975.

My commission expires: May 13, 1979

Jerry W. Blair
Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 19 75

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Notary Public

Loan #510253-1

WARRANTY DEED

DBHjr

FROM

THOMAS W. SINGLETON & WIFE,

SYLVIA ANN SINGLETON

TO

JAMES DAVID STEPHENSON & WIFE

CAROLYN J. STEPHENSON

D 21883

IDENTIF. REFERENCE

OCT 28 3 09 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

OCT28 75	CONV	31,000.00		
OCT28 75	S'TAX		A*	80.60
OCT28 75	PR'FEE		A*	.50
OCT28 75	WDEED		A*	4.00 * 85.10

ORTALE, KELLEY, HERBERT & CRAWFORD

Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public