BOOK 4988 PAGE 340

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,950.00

Johnny E Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 19 76.

Notary Public

MY COMMISSION EXPIRES: 4-20-79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 507 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny E. Stephens etux (NAME)	Schumacher Mortgage Co. Inc. (NAME)	3D 58920
956 Colfax Drive (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Ave. Clark Tower (STREET ADDRESS)	
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, Tenn. 38137 (CITY) (STATE) (ZIP)	

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~~ I, JAMES WILSON CUNNINGHAM, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHNNY E. STEPHENS and wife, MARY ELIZABETH STEPHENS

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:

LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of Happy Acres, of record in Book 2331, page 63, Register's Office for said County.

SAID Lot fronts 73 feet on the westerly side of Colfax Drive, and extends back between lines 187.7 feet on the northerly line and 165.I feet on the southerly line to a broken line in the rear, on which it measures 62.6 feet.

BEING the same property conveyed to James Wilson Cunningham, single, by Deed from Rex Dion Swafford and wife, Anna Julanne Swafford, of record in Book 4676, page 712, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2447, page 557, said Register's Office, easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is ~~unimproved~~ improved property, known as 956 Colfax Drive, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (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 my hand this 12th day of January, 19 76

James Wilson Cunningham
JAMES WILSON CUNNINGHAM, single

BOOK 4988 PAGE 341

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Wilson Cunningham, single

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of January 19 76

Commission expires 1/12-79

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

File in Box 4 -

WARRANTY DEED

FROM
JAMES WILSON CUNNINGHAM, SINGLE

TO
JOHNNY E. STEPHENS ETUX

Please file in Box 4 - FOLEY & WEISS,

D 32077

IDENTIF. REFERENCE

JAN 14 10 43 AM '76

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 14 76	CONV	27,950.00			
JAN 14 76 S TAX			B*	72.54	
JAN 14 76 PR FEE			B*	.50	
JAN 14 76	W DEED		B*	4.00	* 77.04