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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 $ 312754

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 19 76

Notary Public

MY COMMISSION EXPIRES: 10/25/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN B. STEPHENS, III, et ux (NAME)	CHAMBERLAIN MORTGAGE COMPANY (NAME)	MAP 147-10
5002 Whispering Hills Ct. (STREET ADDRESS OR ROUTE NUMBER)	620 Lindsey at Oak (STREET ADDRESS)	PAR. 152
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Chattanooga, Tennessee 37403 (CITY) (STATE) (ZIP)	M.P

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, CHARLES E. FOUSER, et ux NANCY M. FOUSER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN B. STEPHENS, III, et ux SANDRA J. 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. 489 on the Plan of Whispering Hills, Section II-C, as of record in Book 2663, pages 66 and 67, Register's Office for said County, and described as follows:

BEGINNING at a point in the northeasterly margin of Whispering Hills Court, at the corner of Lots 489 and 490; thence with the line between said Lots, northeasterly 212 feet to the line of Lot No. 495; thence with the line between Lots 489 and 495, northwesterly 198.1 feet to a corner of Lot No. 513; thence with the line between Lots Nos. 489 and 513; westerly 158 feet to a corner of Lot No. 488; thence with the line between Lots Nos. 488 and 489, southerly 221 feet to the margin of Whispering Hills Court; thence with the margin of the same, easterly around a slight curve, 41.9 feet to the point of beginning.

BEING the same property conveyed to Charles E. Fouser and wife, Nancy M. Fouser by deed from James E. Nolen and wife, Bobbie Nolen of record in Book 4691, page 850, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5002 Whispering Hills Court, Nashville, Tenn. 37211
(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 our hand s this 27th day of February, 19 76

Charles E. Fouser
CHARLES E. FOUSER

Nancy M. Fouser
NANCY M. FOUSER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES E. FOUSER, et ux NANCY M. FOUSER

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 27th day of February 1976

Commission expires 10/28/78

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
CHARLES E. FOUSER, et ux

NANCY M. FOUSER

TO
JOHN B. STEPHENS, III, et ux

SANDRA J. STEPHENS

PLEASE MAIL RECORDED DEED TO:
Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

D 38585

IDENTIF. REFERENCE

MAR 3 11 36 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

MAR-3%	CONV	31,275.54			
MAR-3% STAX			B*	81.38	
MAR-3% PRTFEE			B*	.50	
MAR-3%	WDEED		B*	4.00	* 85.88

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.