ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Billy R. Steed, et ux	Same	92-14-497
(NAME)	(NAME)	
220 Wilsonia Drive		13W-11000
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00)---------- ---------- DOLLARS cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, HORTON EARLY and wife, RUTH P. EARLY,

have bargained and sold, and by these presents do transfer and convey unto the said BILLY R. STEED, and wife, WILLENE B. STEED,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5 and part of Lot No. 4 in the Subdivision of Lots Nos. 114, 115, 94 and 95, of the Barrow Grove Property in South Nashville, as of record in Minute Book "k", page 396, Chancery Court at Nashville, Tennessee, described together as follows:

BEGINNING on the westerly margin of 5th Avenue South, formerly Sumner Street, at a point 194-1/2 feet northerly from the northerly margin of Mulberry Street; thence westerly and parallel with Mulberry Street, 165 feet to a point; thence at right angles northerly and parallel with 5th Avenue South 2 feet to the south line of Lot No. 5 on said plan; thence with the south line of said lot westerly 45 feet to the easterly margin of an alley; thence with said alley northwardly 40 feet to the northwest corner of said Lot No. 5; thence with the north line of said lot, eastwardly 210 feet to the westerly margin of 5th Avenue South; thence southwardly with said Avenue 42 feet to the beginning.

Being the same property conveyed to Horton Early and wife, Ruth P. Early, by deed from Dorothy J. Deegan of record in Book 3130, page 69, Register's Office for said County.

Taxes for 1976 shall be pro rated and assumed by Grantees.

unimproved ( )
This is improved (X) property, known as 813 Fifth Avenue, South
(House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 17th day of March, 19 76.

Horton Early
Ruth P. Early

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Christine Tinsley, a Notary Public in and for said County and State, the within named Horton Early and wife, Ruth P. Early,

the 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 Nashville, this 17th day of March, 1976.

My commission expires Nov. 20, 1976 Notary Public Christine Tinsley

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 42,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

O. B. McMurray

Sworn to and subscribed before me
this 17th day of March, 1976.

My commission expires Nov. 20, 1976 Notary Public Christine Tinsley

This instrument was prepared by:
O. B. Hofstetter, Jr., Attorney — Home Federal Tower, 8th Floor, Nashville, TN 37219
Name — Address

MAR 1976 CONV 42,500.00
MAR 1976 S'TAX B* 110.50
MAR 1976 PR'FEE B* .50
MAR 1976 W'DEED B* 4.00 * 115.00

WARRANTY DEED

FROM HORTON EARLY, ET UX,

TO RUTH P. EARLY

BILLY R. STEED, ET UX,

WILLENE B. STEED

Mail to: McMurray Co. 1106 Baker Bldg 37203

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

D 40974

IDENTIF. REFERENCE

MAR 19 12 36 PM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.