BOOK 5032 PAGE 454

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sam Stephens and wife, Catherine Stephens (NAME)	Guaranty Mortgage Company (NAME)	102-7
6617 Beacon Lane (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	#57
Nashville, TN (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	8D-8782

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Guaranty Mortgage Company, and secured by a deed of trust of record in Book 4218, page 909, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

MARGARET D. PRESTON and JEAN F. MARTIN

have this day bargained and sold, and do hereby transfer and convey unto the said

SAM STEPHENS and wife, CATHERINE STEPHENS
their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Register's Office for said County.

Said Lot fronts 75 feet on the southeasterly side of Beacon Lane and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Margaret D. Preston and Jean F. Martin, by deed from William T. Roberts and wife, Evelyn B. Roberts, of record in Book 4834, page 771, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $37,700.00

Subscribed and sworn to before me, this the 4th day of June, 1976

Affiant

My commission expires: 4/27/77 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 6617 Beacon Lane, Nashville, TN (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

SAM STEPHENS and wife, CATHERINE 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 1976 taxes, restrictions in BK.4065 p.67; amended in BK.4142, p.166; plan of record in BK.3700, p.91 deed of trust in BK.4218, p.909. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* SAM STEPHENS and wife, CATHERINE STEPHENS
their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 4th *day of* June, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Margaret D. Preston

Margaret D. Preston

Jean F. Martin

Jean F. Martin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Margaret D. Preston and Jean F. Martin

the within named 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, Tennessee, this 4th day of June, 19 76.

Gail Pigg
Notary Public

Commission expires 4/27/77

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.....

JUN-7[illegible]	CONV	37,700.00			
JUN-7[illegible] S'TAX			B*	98.02	
JUN-7[illegible] PR'FEE			B*	.50	
JUN-7[illegible]	W'DEED		B*	4.00	* 102.52

WARRANTY DEED

FROM
Margaret D. Preston et al

TO
Sam Stephens et ux

D 52430

IDENTIF. REFERENCE

JUN 7 1 27 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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