BOOK 5055 PAGE 66

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
ROBERT L. DOZIER, ATTORNEY
11TH FLOOR, HAMILTON BANK BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William M. Stephens, Jr. et ux	Realty Mortgage, Inc.	Map No. 135-5
(NAME)	(NAME)	
319 Melvin Jones Road	1925 Century Blvd., N. E.	Par No. 44
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Atlanta, Georgia 30345	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars----------
---------- *Dollars,*

cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged,

We, Daniel R. Cronk and wife, Trula Gunter Cronk

have this day bargained and sold, and do hereby transfer and convey unto the said William M. Stephens, Jr. and wife, Margaret M. Stephens, their

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

Land in Davidson County, Tennessee, being Lot No. 49 of Town Park Estates, of record in Book 3300, pages 64 and 65, Register's Office for said County, as follows:

Said Lot No. 49 fronts 68 feet on the westerly margin of Melvin Jones Drive and extends back on the northerly line 206.09 feet and 199.87 feet on the southerly line to a line in the rear measuring 68.28 feet thereon.

Being the same property conveyed to Daniel R. Cronk and wife, Trula Gunter Cronk by deed from Joseph F. Johnson and wife, of record in Book 4721, page 901, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Subscribed and sworn to before me, this the 2nd day of August 19 76

Affiant

My commission expires: 1/23/79 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 319 Melvin Jones Drive (House Number) (Street) Nashville, Tennessee 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 William M. Stephens, Jr. and wife, Margaret M. 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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William M. Stephens, Jr. and wife, Margaret M. Stephens, their

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

Witness our hands this 2nd day of August, 19 76
corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Daniel R. Cronk

Trula Gunter Cronk

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Daniel R. Cronk et ux Trula Gunter Cronk

the within named 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* 3rd *day of* August, *19* 76

Carlene Moore
a Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

Commission expires 1/29/79

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.....

AUG-9⁷⁶	CONV	32,500.00			
AUG-9⁷⁶	S'TAX		B*	84.50	
AUG-9⁷⁶	PR'FEE		B*	.50	
AUG-9⁷⁶	W'DEED		B*	4.00	* 89.00

WARRANTY DEED

FROM Daniel R. Cronk, et ux

TO William M. Stephens, Jr./et ux

D 62242

IDENTIF. REFERENCE

AUG 9 10 20 AM '76

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

File Box #12