FORM NO. WD-1

BOOK 5064 PAGE 989

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF August 1976

Notary Public

MY COMMISSION EXPIRES: JULY 27 1979

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
ACTION REALTY COMPANY 1606 Murfreesboro Road Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Moore (NAME)	Schumacher Mortgage Company, Inc. (NAME)	3-D 58920
956 Colfax Drive (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Avenue. Clark Tower (STREET ADDRESS)	109-2
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38137 (CITY) (STATE) (ZIP)	19

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, Johnny E. Stephens and wife, Mary Elizabeth Stephens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel H. Moore

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 165.1 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 Johnny E. Stephens and wife, Mary Elizabeth Stephens, by Deed from, James Wilson Cunningham, single, of record in book 4988, page 340 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 for th on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Insurance & Escrow transferred to Grantee

RECORDER'S NOTE
Legibility or Writing, Typing or Printing in This
Document Unsatisfactory When Received.

This is unimproved ( ) improved (X) 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 30th day of August, 19 76

STATE OF TENNESSEE
Davidson County

BOOK 5064 PAGE 990

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny E. Stephens and wife, Mary Elizabeth Stephens

the bargainors, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of August 1976

Commission expires 5-2-77

Jerry Butler
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30 day of August, 1976, before me personally appeared Johnny E. Stephens, to me known to be the person who executed the foregoing instrument in behalf of Mary E. Stephens and acknowledged that he executed the same as the free act and deed of said Mary E. Stephens.

Sworn to and subscribed before me this 30th day of August, 1976.

Jerry Butler
Notary Public

My commission expires: 5-2-77

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Johnny E. Stephens and wife,

TO
Mary Elizabeth Stephens

Samuel Moore

Mail to
Action Realty
166 Murfreesboro Rd
Nashville, Tn
37217

D 66262

IDENTIF. REFERENCE

SEP 2 1 10 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP-2-76	CONV	29,900.00			
SEP-2-76	S'TAX		B*	77.74	
SEP-2-76	PR'FEE		B*	.50	
SEP-2-76	W'DEED		B*	4.00	* 82.24