BOOK 5068 PAGE 566

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Thomas, Hibbett, Crawford and Crawford
mail [illegible]

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Thomas W. Stephenson and wife, Freda R. Stephenson 5316 Lancelot (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	same (NAME) (STREET ADDRESS) (CITY) (ZONE) (STATE)	59-3 18

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- Dollars,
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4257, page 228, Register's Office for Davidson County, Tennessee.

We, Douglas H. Hammack, and wife, Elizabeth M. Hammack

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas W. Stephenson and wife, Freda R. Stephenson, their

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

Being Lot No. 31 on the Plan of Camelot Acres, Section 2, as of record in Book 3700, page 151, Register's Office for Davidson County, Tennessee.
Said Lot No. 31 fronts 253.90 feet on the easterly side of Lancelot Road and extends back 342.81 feet on the northerly line and 314.59 feet on the southerly line to a dead line measuring 66.29 feet thereon.

Being the same property conveyed to Douglas H. Hammack and wife, Elizabeth M. Hammack, by deed from Patterson & Fox Construction Company, of record in Book 4257, page 226, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 1976 taxes to be prorated and assumed by Grantees.
(2) Ten-foot easement for public utilities, anchor easement located on premises, and a 75-foot building setback line from Lancelot Road and conditions of owner's certificate, as shown on plan of record in Book 3700, page 151, Register's Office for Davidson County, Tennessee.
(3) Restrictive covenants contained in an instrument of record in Book 4193, page 144, Register's Office for Davidson County, Tennessee.
(4) Deed of Trust of record in Book 4257, page 228, 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 $ 88,000.00

Subscribed and sworn to before me, this the 10th day of September 19 76

My commission expires My Commission Expires August 15, 1979 (Affix Seal)

Thomas W. Stephenson
Notary Public

This is unimproved ( ) improved (X) property, known as 5316 Lancelot, Nashville, Tennessee
(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 Thomas W. Stephenson and wife, Freda R. Stephenson, 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 as stated above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Thomas W. Stephenson and wife, Freda R. Stephenson their,

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

Witness our hand s this 10th day of September, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Douglas H Hammack
Douglas H. Hammack

Elizabeth M. Hammack
Elizabeth M. Hammack

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. CRAWFORD, JR., a Notary Public in and for said County and State, Douglas H. Hammack and wife, Elizabeth M. Hammack

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, Davidson County, Tennessee this 10th day of September, 19 76.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

Commission expires My Commission Expires August 15, 1979

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.....

SEP 15 76 CONV 88,000.00
SEP 15 76 S'TAX B* 228.80
SEP 15 76 PR'FEE B* .50
SEP 15 76 W'DEED B* 4.00 * 233.30

WARRANTY DEED

FROM
Douglas H. Hammack and wife, Elizabeth M. Hammack

TO
Thomas W. Stephenson and wife, Freda R. Stephenson

D 67979

IDENTIF. REFERENCE

SEP 15 2 28 PM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238