file 1 of 7

FORM NO. WD-1

BOOK 5078 PAGE 643

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 1976.

Notary Public

MY COMMISSION EXPIRES: May 28, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Conners, Jr., Atty., First American Center, Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Franklin Stone, et ux (NAME)	Security Federal Savings & Loan (NAME)	Map 102-14
852 Clematis Drive (STREET ADDRESS OR ROUTE NUMBER)	500 Union Street (STREET ADDRESS)	Parcel 45
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	FB 8D-54275

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, ROBERT J. PFLEIGER and wife, MARY S. PFLEIGER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. FRANKLIN STONE and wife, MIZELLA B. STONE

HEREINAFTER CALLED THE GRANTEES ~~XXXX~~ THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 108 on the Map of Crest Meade, Section II, as of record in Book 2331, pages 151 and 152, Register's Office for Davidson County, Tennessee.

SAID Lot No. 108 fronts 96 feet on the north side of Clematis Drive and runs back between lines 199.2 feet on the westerly line and 260.6 feet on the east line to a dead line in the rear on which it measures 148.4 feet.

BEING the same property conveyed to Robert J. Pfleiger and wife, Mary S. Pfleiger by deed from Robert Parson Crosby and wife, Ruth Ellen Crosby, of record in Book 4204, page 806, Register's Office for Davidson County, Tennessee.

SUBJECT to deed of trust executed by Robert Parson Crosby and wife, Ruth Ellen Crosby, to Everett A. Covington, Jr., Trustee, of record in Book 3624, page 45, said Register's Office, to secure to Security Federal Savings & Loan Association of Nashville the payment of one note dated July 29, 1963, which indebtedness is assumed by grantee; SUBJECT to restrictive covenant of record in Book 2602, page 129, said Register's Office; SUBJECT to owner's certificate, setback line and easements shown on Plan of record in Book 2331, pages 151 & 152, said Register's Office; SUBJECT to easement for sanitary sewers and/or storm drainage of record in Book 4450, page 696, said Register's Office; and SUBJECT to 1976 taxes, which have been prorated and assumed by grantee.

This is improved ( ) unimproved (X) property, known as 852 Clematis Drive, Nashville, Tennessee 37205
(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 our hand s this 15th day of October, 1976

Robert J. Pfleiger

Robert J. Pfleiger

Mary S. Pfleiger

Mary S. Pfleiger

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Robert J. Pfleiger and wife, Mary S. Pfleiger,

the 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 15th day of October, 19 76

Commission expires May 28, 1980

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

ROBERT J. PFLEIGER and wife,

MARY S. PFLEIGER

TO

J. FRANKLIN STONE and wife,

MIZELLIA B. STONE

D 72668

IDENTIF. REFERENCE

OCT 15 2 49 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 15 76	CONV	42,500.00			
OCT 15 76	S'TAX		B*	110.50	
OCT 15 76	PR'FEE		B*	.50	
OCT 15 76	W'DEED		B*	4.00	* 115.00