Re-record

BOOK 5030 PAGE 565

SEND TAX BILLS TO: Name Dobson & Johnson company,
Address 311 Plus 2 Park Blvd.
p.O.Box 17427
Nashville, Tenn.

THIS INSTRUMENT PREPARED BY:
STEGALL, DANIEL, BURTON, BOWEN & LARSON
ATTORNEYS AT LAW
MURFREESBORO, TENN. 37130

MAP PARCEL NO.:117-2
180

WARRANTY DEED

Buyer: Dale Larkin Stegall
2205 Sharondale
Nashville, Tenn.

BOOK 4816 PAGE 126

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption by the grantee herein of the obligation to pay, when due, a certain indebtedness owed by the undersigned in favor of Dobson & Johnson, Inc., secured by a deed of trust on the property herein conveyed, of record in Book 4174, page 125, and re-recorded in Book 4176, page 669, Register's Office for Davidson County, Tennessee, the present principal balance of said indebtedness being in the amount of $15,111.67, we, ERIC L. ISON and wife, JULIA H. ISON, have this day bargained and sold and by these presents do hereby transfer and convey unto DALE LARKIN STEGALL, his heirs and assigns, forever, that certain real estate situated in Davidson County, Tennessee, more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 22 of Block No. 3 on the Plan of W. V. Davidson's Hillsboro Highlands, as of record in Book 843, page 23, Register's Office for said County. Said Lot No. 22 fronts 97.5 feet on the southerly side of Sharondale Drive and runs back 190 feet on the easterly line and 240 feet on the westerly line to a dead line, measuring 82.5 feet thereon.
>
> Being the same property conveyed to Eric L. Ison and wife, Julia H. Ison, by deed from Robert Y. Phelan, Sr. and wife, Flora K. Phelan, dated August 14, 1973, of record in Book 4737, page 699, of the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to a five-foot easement on the rear of each lot reserved for public utility purposes as set out in an instrument of record in Book 724, page 514, Register's Office for Davidson County, Tennessee, and an easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by grant from Ruby Tunney Russell, et al, of record in Book 4054, page 538, Register's Office for Davidson County, Tennessee.

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BOOK 5080 PAGE 566

BOOK 816 PAGE 127

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereto belonging, unto the said DALE LARKIN STEGALL, his heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate, have a good right to convey the same, and that it is unencumbered, except as set forth above, and except for the lien of 1974 taxes, the payment of which is assumed by the grantee.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate to the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession of the property is to be given with delivery of this instrument.

We do hereby specifically transfer, convey and set over unto the said grantee all of our right, title and interest in and to a certain escrow account maintained by the holder of the note mentioned above in connection with the aforesaid loan.

WITNESS our hands on this the 15 day of May, 1974.

Eric L. Ison

Eric L. Ison

Julia H. Ison

Julia H. Ison

STATE OF Kentucky)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric L. Ison and Julia H. Ison, the 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 Louisville Kentucky this 30th day of September, 1976.

NOTARY PUBLIC

Commission Expires: 2-11-78

Re-record

BOOK 5083 PAGE 567

BOOK 4816 PAGE 123

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ERIC L. ISON and wife, JULIA H. ISON, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument (Warranty Deed) for the purposes therein expressed and contained.

WITNESS my hand and Official Seal at office in Nashville, Tennessee, this 15 day of May, 1974.

Dale Larkin Stegall
Notary Public

My Comm. expires: 7-31-76

DALE LARKIN STEGALL NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ #27,500.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Eric L. Ison
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF May 1974.

Dale L. Stegall
NOTARY PUBLIC OR REGISTER

MY COMMISSION EXPIRES: 7.31.76

DALE LARKIN STEGALL NOTARY PUBLIC STATE OF TENNESSEE

TO THE REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.
MAY 17 8 55 AM '74

TO THE REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.
OCT 21 3 26 PM '76

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Re-Record
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