BOOK 5108 PAGE 162

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur Lee Stephens, Jr. (NAME)	Same (NAME)	9D-16455
Rt 2 Old Charlotte Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	112-0-66
Nashville (CITY) (P. O. ZONE) TN (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND 00/100 (10.00)---------- ---------- *DOLLARS* cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; I, VELMA WILLIAMS,

D 86300

IDENTIF. REFERENCE

JAN 21 3 21 PM '77

FELIX ... REGISTER DAVIDSON COUNTY, TENN.

JAN21'77	CONV	*3,000.00				
JAN21'77	S'TAX		B*	7.80		
JAN21'77	PR'FEE		B*	.50		
JAN21'77	W'DEED		B*	6.00	*	14.30

have bargained and sold, and by these presents do transfer and convey unto the said ARTHUR LEE STEPHENS, JR. and wife, CATHY T. STEPHENS, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being tract of land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, in the Travis and Lewis Land Company's Subdivision of Small Farms, not of record, and described according to a copy of a survey made by John M. Sullivan, Engineer, dated May 11, 1957, as follows:

BEGINNING at a point in the southerly margin of Manning Hollow Road the northwest corner of Tract No. 3 and the northeast corner of Tract No. 2; thence with the line between Tract No. 2 and Tract No. 3, south 3° west 1,070 feet, more or less,to an iron pin, the southwesterly corner of Tract No. 3, and the southeasterly corner of Tract No. 2; thence south 59° 19' east 232 feet to an iron pin the southeast corner of Tract No. 3 and the southwest corner of Tract No. 4, this date conveyed to H. H. Loftis, by deed from Travis and Lewis Land Company; thence with the line between Tract 3 and Tract No. 4, north 4° 02' east 1,210 feet, more or less, to an iron pin in the southerly margin of Manning Hollow Road, the northeast corner of Tract No. 3 and the northwesterly corner of Tract No. 4; thence with the southerly margin of Manning Hollow Road, north 69° 15' east 86.9 feet to a point; thence north 83° 15' west 100 feet to a point; thence south 80° 45' west 18.3 feet to the point of beginning, containing in all 4.9 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,000.00

Subscribed and sworn to before me, this the 15th day of January 1977

Affiant

My commission expires APRIL 17-1978

Notary Public

(Affix Seal)

Being part of the property conveyed to Velma Williams by deed from Mrs. N. J. Jones, Mrs. Essie Lee Lane, and Mrs. Pearl Biggers (now Burns) of record in Book 4371, page 293, Register's Office for Davidson County, Tennessee.

Restrictions filed for record in Book 2648, page 513, said Register's Office; easement to use of a spring located on premises by easement of record in Book 2297, page 637, said Register's Office; and easement for public utilities along rear line of premises as shown on survey of property by John M. Sullivan, Civil Engineer, May 11, 1957.

This is improved (X) unimproved ( ) property, known as Manning Hollow Road (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Arthur Lee Stephens, Jr. and wife, Cathy T. Stephens, their *heirs and assigns, forever.*

And I *do covenant with the said* Grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Velma Williams, *do further covenant and bind* myself, my *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.*

Witness my *hand this* 15th *day of* January, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Velma Williams X

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
Home Federal Tower, 8th Floor
Nashville, TN 37219

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. H. Watts, Jr., a Notary Public in and for said County and State, the within named Velma Williams

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of January, 1977.

J. H. WATTS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

J. H. Watts, Jr., Notary Public.

Commission Expires April 17 - 1978

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, 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, this day of, 19.

, Notary Public.

Commission Expires.

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.