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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 20,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 19 77

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry E. Steffno	Realty Mortgage, Inc.	12D 05170
(NAME) 203 Duke Street	(NAME) 1925 Century Blvd., N.E.	71-7
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37207	(STREET ADDRESS) Atlanta, Georgia 30345	54
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Charles M. Cox, Paul D. Cox and Jean C. Williamson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry E. Steffno et ux Elizabeth M. Steffno

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:

BEING the East 95 feet of Lot No. 91 on the Map of J. B. Haynies Oriental Subdivision of record in Book 161, pages 26 and 27, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Cora McMahon by Quitclaim Deed from Walter T. McMahon of record in Book 5051, page 262, Register's Office, Davidson County, Tennessee. The said Cora McMahon is now deceased and left as her only Heirs-At-Law, Charles M. Cox, Paul D. Cox and Jean C. Williamson the Grantors herein

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

This is unimproved (X) improved ( ) property, known as 203 Duke Street Nashville, Tennessee 37207
(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 16TH day of FEBRUARY, 19 77

Charles M. Cox

Jean C. Williamson

Paul D. Cox

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles M. Cox, Paul D. Cox and Jean C. Williamson

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 16TH day of FEBRUARY, 19 77

Commission expires 1-29-79

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE MY COMMISSION EXPIRES JAN 29 1979

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

D 89658

WARRANTY DEED

FROM
Charles M. Cox

TO
Jerry E. Steffno

IDENTIF. REFERENCE

FEB 16 11 31 AM '77

FELIX ALLISON REGISTER
DAVIDSON COUNTY, TENN.

FEB 16 77	CONV	20,000.00			
FEB 16 77	S'TAX		B*	52.00	
FEB 16 77	PR'FEE		B*	.50	
FEB 16 77	W'DEED		B*	4.00	* 56.50

Title Report #12