THIS INSTRUMENT PREPARED BY
DOZIER AND DARROW ATTORNEYS AT LAW
14th FLOOR THIRD NATIONAL BANK BLDG.
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 5142 PAGE 157

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John C. Hailey, et ux (NAME)	Realty Mortgage, Inc. (NAME)	Map No. 135-5
319 Melvin Jones Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 163 (STREET ADDRESS)	Par No. 44
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30345 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00)----------

----------*Dollars,*

cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged, including the assumption by John C. Hailey and wife, of the balance remaining on a note, in the original amount of $32,500.00, plus interest, payable to Realty Mortgage, Inc., a Georgia Corporation, executed by William M. Stephens, Jr. and wife, and secured by a Deed of Trust of record in Book 5055 page 68, Register's Office for Davidson County, Tennessee, which is also assumed by the Grantees;

We, William M. Stephens, Jr. and wife, Margaret M. Stephens,

have this day bargained and sold, and do hereby transfer and convey unto the said John C. Hailey and wife,

Peggy T. Hailey, their

certain real estate in Davidson County, Tennessee, as follows: XXXXXX *heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 49 of Town Park Estates, of record in Book 3300, pages 64 and 65, Register's Office for said County, as follows:

Said Lot No. 49 fronts 68 feet on the westerly margin of Melvin Jones Drive and extends back on the northerly line 206.09 feet and 199.87 feet on the southerly line to a line in the rear measuring 68.28 feet thereon.

Being the same property conveyed to William M. Stephens, Jr. and wife, Margaret M. Stephens by deed from Daniel R. Cronk and wife, Trula Gunter Cronk, of record in Book 5055, page 66, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 33,630.56

Subscribed and sworn to before me, this the 29th day of August 1977

Affiant

My commission expires: 10/14/80 (Affix Seal)

Notary Public

This is { unimproved ( ) / improved ( ) } property, known as 319 Melvin Jones Drive, 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

John C. Hailey and wife, Peggy T. Hailey, their

XXXXXX

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 by said Deed of Trust, set out above.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John C. Hailey and wife, Peggy T. Hailey their

XXXXXX *heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 29th day of August, 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.*

William M. Stephens, Jr.

Margaret M. Stephens

BOOK 5142 PAGE 158

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert K. Dozier, *a Notary Public in and for said County and State,* William M. Stephens, Jr. and wife, Margaret M. Stephens, *the within named 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* 29th *day of* April, *19* 77.

Robert K. Dozier
Notary Public

ROBERT L. DOZIER ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

Commission expires 10/14/80

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 .....

MAY-27-77 CONV 33,630.56
MAY-27-77 S'TAX B* 37.36
MAY-27-77 PR'FEE B* .50
MAY-27-77 M'DEED B* 4.00 * 91.86

WARRANTY DEED

FROM William M. Stephens, Jr. et ux

TO John C. Hailey et ux

E01423

IDENTIF. REFERENCE

MAY 2 8 55 AM '77

FEE ..... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238