This instrument was prepared by Milton W. Smith, Jr. Attorney at Law, 3815 Cleghorn Avenue, Nashville, Tennessee. 37215

WARRANTY DEED

Mail BOOK 5152 PAGE 147

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James W. Steele Sr. and wife, ~~Cora Ruth Steele~~ (NAME)	Guaranty Mortgage Company (NAME)	Map 74-8
7048 Bonnavent Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Parcel 65
Hermitage, Tennessee. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee. 37237. (CITY) (ZONE) (STATE)	4D-33804

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------

----------($10.00)---------- *Dollars,* cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt of which is acknowledged, including the assumption by the said Grantees of the unpaid balance of an indebtedness in the original principal amount of $15,150.00, payable to Guaranty Mortgage Company; and secured by a deed of trust executed by Robert E. Nutt and wife, Emma K. Nutt, to Herschel Greer, Trustee, of record in Book 4081, page 975, said Register's Office, which said balance and incumbrances stated in said deed of trust the Grantees hereby assume and promise to pay, We,

Royce W. Shofner and wife, Jane D. Shofner, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said

James W. Steele Sr. and wife, Cora Ruth Steele, hereinafter called Grantees, their

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

Being Lot No. 780 on the Plan of Hermitage Hills Subdivision, Section 7, of record in Book 3300, page 63, Register's Office for said County.

Said Lot No. 780 fronts 80.0 feet on the northeasterly margin of Bonnavent Drive, and runs back between lines measuring 333.87 feet on the northwesterly line, and 318.65 feet on the southeasterly line to a dead line in the rear measuring 81.39 feet thereon.

Being the same property conveyed to Grantors by deed from Robert E. Nutt and wife, of record in Book 4611, page 422, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 3399, page 446, as amended in Book 3404, page 165, said Register's Office; and to setback lines, easements and limitations as shown on the Plan of record in Book 3300, page 63, said Register's Office.

Grantors existing escrow account, including hazard insurance, is being purchased by and transferred to Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,000.00

Subscribed and sworn to before me, this the 26th day of May 19 77

Affiant

My commission expires: Nov 26, 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 7048 Bonnavent Drive, Hermitage, 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 Grantees, their ~~HEIRS~~ *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 as stated above and for 1977 taxes which have been prorated and payment thereof assumed by Grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ~~HEIRS~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 26th day of May, 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.*

Royce W. Shofner

Jane D. Shofner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Royce W. Shofner and wife, Jane D. Shofner

the within named 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 Nashville, *Tennessee, this* 26th *day of* May, *19*77.

Notary Public

Commission expires Nov 26, 1979

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.....

MAY27'77 CONV 29,000.00
MAY27'77 S'TAX B* 75.40
MAY27'77 PR'FEE B* .50
MAY27'77 W'DEED B* 4.00 * 79.90

WARRANTY DEED

FROM
Royce W. Shofner etux.

TO
James W. Steele Sr., etux.

E 0 5 9 2 3

IDENTIF. REFERENCE

MAY 27 9 12 AM '77

REGISTER
DAVIDSON CO. TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS