WARRANTY DEED

BOOK 5180 PAGE 463

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas G. Fancher et al	Mortgage Associates, Inc.	133-7
(NAME)	(NAME)	
5555 Edmondson Pike	1835 Savoy Drive, N. E.	260
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Atlanta, Georgia 30341	6DA-57755
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------Ten and No/100ths---------- ----------($10.00)---------- *Dollars,* cash in hand paid, the receipt of which is hereby acknowledged by the Grantees, and for further consideration, the Grantees assume and agree to pay a certain indebtedness owing to Mortgage Associates, Inc., being represented by one promissory note made by the Grantors, dated 7-30-75, and secured by a deed of trust of record in Book 4939, page 128, said Register's Office,

We, Wendell C. Stephens and wife, Leigh B. Stephens

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas G. Fancher and wife, Carolyn B. Fancher, and Ralph W. Hamby and wife, Imodean R. Hamby, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 59 on the Plan of Parma Heights, as of record in Book 2133, page 23, Register's Office for said County.

Said Lot No. 59 fronts 60 feet on the south side of Woodson Lane and runs back between parallel lines 167 feet to a dead line.

Being the same property conveyed to Wendell C. Stephens and wife, Leigh B. Stephens, by deed from Kenneth D. Anthony and wife, Barbara J. Anthony, of record in Book 4939, page 126, Register's Office for said County.

All monies in Grantors' escrow account at Mortgage Associates, Inc. are hereby transferred to Grantees as a part of this conveyance.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,586.59

Subscribed and sworn to before me, this the 5th day of Aug 19 77

Affiant

My commission expires: (Affix Seal) Attest: A. W. Rogers Notary Public Deputy Clerk

This is unimproved ( ) improved (X) property, known as 195 Woodson Lane (House Number) (Street), Nashville (P. O. Address:) Tennessee 37211 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Thomas G. Fancher and wife, Carolyn B. Fancher, and Ralph W. Hamby and wife, Imodean R. Hamby, their *(successors), 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 hereinabove described.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas G. Fancher and wife, Carolyn B. Fancher, and Ralph W. Hamby and wife, Imodean R. Hamby, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S. this 4th 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.*

Wendell C. Stephens

Leigh B. Stephens

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Wendell C. Stephens and wife, Dalgh[illegible] Stephens

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

Witness my hand and official seal at Nashville, *Tennessee,* this 4 day of August, 1977.

C W Blankenship *Notary Public*

NOTARY PUBLIC AT LARGE

Commission expires Sept 15, 1979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, R J Taylor, a Notary Public in and for said County and State, Lee B Stephens, the within named bargainor, with whom I am personally acquainted, and who acknowledged that He excuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 4 day of Aug, 1977.

R J Taylor Notary Public

NOTARY PUBLIC AT LARGE

My Commission expires 2-10-81

AUG-57	CONV	15,586.59			
AUG-57	S'TAX		B*	40.56	
AUG-57	PB'FEE		B*	.50	
AUG-57	W'DEED		B*	4.00	* 45.06

WARRANTY DEED

FROM
Wendell C. Stephens, et ux

TO
Thomas G. Fancher, et ux, et al

E 18687

IDENTIF. REFERENCE

AUG 5 11 13 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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