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mail

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. HIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Formosa, Jr. and wife, Martha H. Formosa	Same	158-10
(NAME) 1801 Cromwell	(NAME)	#6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	FH#14330
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

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

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

PAUL R. STEPHENS and PHYLLIS B. STEPHENS

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

JOSEPH FORMOSA, JR. and wife, MARTHA H. FORMOSA
their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Forrest Trails, of record in Book 3700, pages 24 and 25, Register's Office for said County.

Beginning at a point in the westerly margin of Cromwell Drive, at the common front corner of Lots 9 and 10; thence with the line between said two lots northwesterly, 412.7 feet to an iron pin in the easterly margin of a 25-foot access easement; thence with the margin of said easement southerly 343.4 feet to an iron pin in the northerly margin of Old Hickory Boulevard; thence with the margin of the same easterly 340 feet to a concrete monument at the beginning of a curve to the left having a radius of 25 feet; thence arouns said curve 39.27 feet to a concrete monument in the westerly margin of Cromwell Drive; thence with the margin of the same northerly 202.41 feet to the point of beginning.

Being the same property conveyed to Paul R. Stephens and wife, Phyllis B. Stephens by deed from H. W. Akin and wife, Forrestine Waldron Akin of record in Book 4122, page 595, Register's Office for said County, the said Paul R. Stephens and wife, Phyllis B. Stephens having since divorced.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 83,500.00

Subscribed and sworn to before me, this the 9th day of September, 19 77

Affiant

My commission expires: 2/23/81

(Affix Seal)

Notary Public

This is (unimproved ( ) improved (X)) property, known as 1801 Cromwell Drive (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

JOSEPH FORMOSA, JR. and wife, MARTHA H. FORMOSA
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 for 1977 taxes; plan of record in BK. 3700 pp. 24 & 25; restrictions in BK. 3929, p. 248.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JOSEPH FORMOSA, JR. and wife, MARTHA H. FORMOSA
their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 9th *day of* September, 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.*

Paul R. Stephens

Phyllis B. Stephens

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* Paul R. Stephens and Phyllis B. Stephens

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 9th *day of* September, *19* 77

Commission expires 2/23/81

Gail Pigg
Notary Public

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*.....

Commission expires .....

.....
Notary Public

SEP 13 77 CONV 83,500.00
SEP 13 77 S'TAX B* 217.10
SEP 13 77 PR'FEE B* .50
SEP 13 77 W'DEED B* 4.00 * 221.60

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WARRANTY DEED

FROM

Paul R. Stephens and
Phyllis B. Stephens
Joseph Formosa, Jr. et ux

IDENTIF. REFERENCE

SEP 13 8 53 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238