WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,050.00

Donna J. Stearns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 1977.

Notary Public

MY COMMISSION EXPIRES: January 19, 1981
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., 4515 Harding Road Suite 303, Nashville, Tenn. 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Rodney Stearns Et Ux (NAME)	Tharpe & Brooks, Inc. (NAME)	162-3-389
4945 Algonquin Trail (STREET ADDRESS OR ROUTE NUMBER)	615 Peachtree Street N.E. (STREET ADDRESS)	162-3-389
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30308 (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, ~~XXX~~ I, MARBUT GLENN GASTON, JR., TRUSTEE, with full power to mortgage, sell, transfer, convey, encumber, without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH RODNEY STEARNS and wife, DONNA J. STEARNS

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 Lot No. 61 on the Plan of Haywood Hills Section 5 as of record in Book 4675, Page 143, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 75.0 feet along the westerly margin of Algonquin Trail and extends back 336.7 feet on the northerly line and 333.3 feet on the southerly line to a dead line in the rear on which it measures 9.15 feet.

Being part of the same property conveyed to Marbut Glenn Gaston, Jr., Trustee, with full power without joinder by deed from Ervin Entrekin, Trustee, with full power without joinder, of record in Book 5059, Page 214, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4882, Page 842, to the limitations that appear on the plan of record in Book 4675, Page 143, both in the Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 4945 Algonquin Trail, Antioch, Tennessee 37013
(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 my hand this 7th day of October, 1977

Marbut Glenn Gaston, Trustee

Marbut Glenn Gaston, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty N. Todd, a Notary Public in and for said County and State, the within named Marbut Glenn Gaston, Jr., Trustee

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

Witness my hand and official seal at Nashville, Tennessee this 7th day of October, 1977

Commission Expires November 10, 1979 — Notary Public

STATE OF
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 purpose 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

Please return to:
Marbut Glenn Gaston, Jr.
Suite 303 Belle Meade Office Park
4515 Harding Road
Nashville, Tennessee 37205

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IDENTIF. REFERENCE

Oct 12 2 05 PM '77

OCT 12 77	CONV	31,050.00			
OCT 12 77	S'TAX		B*	80.60	
OCT 12 77	PR'FEE		B*	.50	
OCT 12 77	W'DEED		B*	4.00	* 85.10

WARRANTY DEED

FROM
Marbut Glenn Gaston, Jr., Trustee

TO
Kenneth Rodney Stearns and wife,
Donna J. Stearns

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York