THIS INSTRUMENT WAS PREPARED BY James F. Thomas, ATTORNEY AT LAW,
320 GALLATIN ROAD, MADISON, TENNESSEE. 37115

BOOK 5234 PAGE 332

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. DAVID STEIN (NAME)	Noel-Palmer Mtg. Company	To be assigned
1304 East Douglas (STREET ADDRESS OR ROUTE NUMBER)	c/o Mail (NAME) 402 ~~Stahlman~~ Building (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

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

Cash in hand paid by the grantee hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of the indebtedness payable to Noel-Palmer Mortgage Company, Inc.; and secured by a deed of trust executed by James R. Denney and wife, Mary R. Denney, to J. G. Palmer, Trustee, of record in Book 4014, page 397, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantee hereby agree to assume and promise to pay;

We, JAMES R. DENNEY and wife, MARY R. DENNEY, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXXXX~~ R. DAVID STEIN, herein called the grantee, his

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

Land in Davidson County, Tennessee, being Lot No. 27 on the Map of John W. Love's Subdivision of Greenwood, of record in Book 332, page 4, Register's Office for said County, as follows:

Said Lot No. 27 fronts 50 feet on the southerly side of Douglas Avenue, and runs back 169.2 feet on the westerly line and 171.4 feet on the easterly line, to an alley on which it measures 50 feet.

Being the same property conveyed to James R. Denney and wife, Mary R. Denney, by deed from James Wiley Walker, unmarried, of record in book 4014, page 393, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8213

Subscribed and sworn to before me, this the 16th day of December 19 77

R. David Stein
Affiant

My ~~commission expires~~:
(Affix Seal)

E. Barnes Dep. Reg.
~~Notary Public~~

This is unimproved ( ) improved ( ) property, known as 1304 East Douglas, Nashville, Tenn.
(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 grantee, his ~~XXXXXXX~~ *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 herein.

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

Witness our hands *this* 16th *day of* December, 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.*

James R. Denney
(James R. Denney)

Mary R. Denney
(Mary R. Denney)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James R. Denney and wife, Mary R. Denney

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* 16 *day of* December, *19* 77

Commission expires Sept. 16, 1978

DAVID REINEKE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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* .....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

James R. Denney et ux

TO

R. David Stein

DEC 16 77 CONV *8,213.00
DEC 16 77 S'TAX B* 21.32
DEC 16 77 PR'FEE B* .50
DEC 16 77 W'DEED B* 4.00 * 25.82

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IDENTIF. REFERENCE

DEC 16 3 58 PM '77

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS