This Instrument Prepared By:

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Crews, Kelly, Hewlett & Crawford
3rd Nat'l Bank Tower

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP/PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
52-6-375	Ernest L. Stephens Josephine Stephens	Mortgage Corporation of the South 2119 Sixth Avenue, North Birmingham, AL 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 100505
27W-18545	1002 Chickamauga Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAN25 00	CONV	19,900.00			
JAN25 00	S'TAX		B*	51.74	
JAN25 00	PR'FEE		B*	.50	
JAN25 00	W'DEED		B*	4.00	* 56.24

Johnny F. Burress and wife, Robbie Mae Garner Burress

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ernest L. Stephens and wife, Josephine Stephens

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 2 of Block "E" on the Plan of Eastwood Addition, as of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 50 feet on the southerly side of Chickamauga Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Johnny F. Burress and wife, Robbie Mae Garner Burress by deed from J. K. Woodard and wife, Elinor P. Woodard, of record in Book 5093, Page 532, Register's Office for Davidson County, Tennessee

THIS conveyance is made subject to any and all existing easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 23rd day of January, 19 78.

Johnny F. Burress
Johnny F. Burress

Robbie Mae Garner Burress
Robbie Mae Garner Burress

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared the within named Johnny F. Burress and wife, Bobbie Mae Garner Burress, the bargainor(s), 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, the 23rd day of January, 19 78.

Notary Public

My commission expires: 4-23-78

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 19 78

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

E 4 7 4 1 5

IDENTIF. REFERENCE

JAN 25 11 11 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Johnny F. Burress

Bobbie Mae Garner Burress

TO

Ernest L. Stephens

Josephine Stephens

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

Notary Public

My commission expires: