This Instrument Prepared By:
[illegible] & Crawford
[illegible] & C Tower
[illegible] 37219

BOOK 5251 PAGE 349

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-10-19	Charles D. Stephens Tamara L. Stephens	Mortgage Corporation of the South 2119 Sixth Avenue, North Birmingham, AL 35202
FIELD BOOK NUMBER(S) 12W-7542	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1119 57th Avenue, North	LOAN OR ACCOUNT NO. 101960 PROPERTY IS [X] 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,

FEB-9 78	CONV	21,900.00			
FEB-9 78	S'TAX		B*	56.94	
FEB-9 78	PR'FEE		B*	.50	
FEB-9 78	W'DEED		B*	4.00	* 61.44

John A. Allbert and Delores P. Allbert

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles D. Stephens and wife, Tamara L. 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. 11 on the Map of West Park Addition No. 2, as of record in Book 2330, Page 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 44.51 feet on the southerly terminus of 57th Avenue North and runs back 122.2 feet on the westerly line and 140.8 feet on the easterly line to a dead line in the rear on which it measures 168.8 feet, said dead line being a broken line.

BEING the same property conveyed to John A. Allbert and wife, Delores P. Allbert, by deed from James A. Fleming and wife, Sarah C. Fleming of record in Book 4661, Page 424 Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to restrictive covenants of record in Book 2483, Page 629, Register's Office for Said County.

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 6th day of February, 19 78.

John A. Allbert

Delores P. Allbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5251 PAGE 350

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared the within named John A. Allbert and Delores P. Allbert 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 6th day of February, 1978.

My commission expires: 7-27-81

Notary Public

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____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 21,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 1978

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM John A. Allbert

Delores P. Allbert

TO Charles D. Stephens

Tamara L. Stephens

E 4987 1

IDENTIF. REFERENCE

FEB 9 2 14 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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____.

My commission expires: _____

Notary Public