WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,873.86

x David R. Carrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 1978.

Notary Public

MY COMMISSION EXPIRES: 5-15-81
(AFFIX SEAL)

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Com
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THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney, 107 Donelson Pike, Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Carrell (NAME)	Tharpe & Brooks, Inc. (NAME)	5DU-53230
4945 Algonquin Trail (STREET ADDRESS OR ROUTE NUMBER)	615 Peachtree Street N.E. (STREET ADDRESS)	Map 162-3
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30308 (CITY) (STATE) (ZIP)	Parcel 389

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, WE, Kenneth Rodney Stearns and wife, Donna J. Stearns

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David R. Carrell and wife, Marti L. Carrell

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 Number 61 on the Plan of Haywood Hills Subdivision, Section 5, as of record in Book 4675, page 143, Register's Office for Davidson County, Tennessee.

Said Lot Number 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 the same property conveyed to Kenneth Rodney Stearns and wife, Donna J. Stearns by deed from Marbut Glenn Gaston, Jr., Trustee, with full power without joinder, of record in Book 5207, page 993, Register's Office for Davidson County, Tennessee.

The grantees herein assume and promise to pay an obligation evidenced by a Deed of Trust of record in Book 5207, page 995, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the grantees herein, as is the hazard insurance.

This conveyance is made subject to restrictive covenants and easements of record in Book 4675, page 143, and in Book 4882, page 842, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 4945 Algonquin Trail, Antioch, TN. 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 OUR hand S this 23RD day of FEB., 1978

Kenneth Rodney Stearns
Kenneth Rodney Stearns

Donna J. Stearns
Donna J. Stearns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Rodney Stearns and wife, Donna J, Stearns

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 23rd day of February, 1978

Commission Expires 5-16-81

John Rupp
Notary Public.

NOTARY PUBLIC DAVIDSON CO. TENN.

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

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IDENTIF. REFERENCE

FEB 27 8 45 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

FEB27 78	CONV	35;873.86			
FEB27 78	S'TAX		B*	93.34	
FEB27 78	PR'FEE		B*	.50	
FEB27 78	W'DEED		B*	4.00	* 97.84

WARRANTY DEED

FROM
Kenneth Rodney Stearns et ux

TO
David R. Carrell et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seizin

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

P. O. Box 22[illegible]
Nashville, Tenn. 37214