BOOK 5264 PAGE 382

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,829.74

Virginia S. Eden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 19 78.

Jane M. Flatt
Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia S. Eden (NAME)	Mortgage Corporation of the South (NAME)	162-3-359
217 Roosevelt Ave. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	5DU-53414
Nashville, Tn. 37205 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (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, WE, Claude L. Stout, Jr., and wife, Martha R. Stout

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia S. Eden

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. 79 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. 79 fronts 66.0 feet along the easterly margin of Algonquin Trail and extends back 153.1 feet on the northerly line and 119.3 feet on the southerly line to a broken line in the rear on which it has a total measurement of 72.38 feet.

BEING the same property conveyed to Claude L. Stout, Jr., and wife, Martha R. Stout by deed from Marbut Glenn Gaston, Jr., Trustee, of record in Book 5241, page 943, Register's Office for Davidson County, Tennessee.

Grantee hereby assumes and agrees to pay the mortgage held by Mortgage Corporation of the South, of record in Book 5241, page 945, said Register's Office. Escrow account is transferred to Grantee.
This conveyance is subject to restrictive covenants of record in Book 4882, page 842 said Register's Office; certain easements and setback lines of record in Plat Book 4675, page 143, said Register's Office.

This is unimproved ( ) improved (X) property, known as 4960 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 20th day of March, 19 78

Claude L. Stout, Jr. — Claude L. Stout Jr.

Martha R. Stout — Martha R. Stout

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claude L. Stout, Jr., and wife, Martha R. Stout

the 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 20th day of March 19 78

Commission expires 7/19/81

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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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WARRANTY DEED

FROM
Claude L. Stout, Jr. and wife,

Martha R. Stout

TO
Virginia S. Eden

IDENTIF. REFERENCE

MAR 21 10 57 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 21 78	CONV	38,829.79			
MAR 21 78	S'TAX		B*	100.88	
MAR 21 78	PR'FEE		B*	.50	
MAR 21 78	W'DEED		B*	4.00	* 105.38

File Box 12