FORM NO. WD-1

BOOK 5265 PAGE 847

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

24,500.00 Billy L Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23TH DAY OF MARCH, 1978.

Notary Public

MY COMMISSION EXPIRES: 6-25-78

(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
Billy L. Stewart (NAME)	The Kissell Company (NAME)	15DZ 53545
2715 Bobby Avenue (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	72-4
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	339

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, Lillie K. Ostrander Snoffner, Widow and Harriett Karsh et vir George Karsh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy L. Stewart et ux Deborah L. Stewart

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. 23 on the Map of Happy Valley, Section "B", not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 2, 1945, as follows:

BEGINNING on the northerly margin of Bobby Avenue at a point 250 feet east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 22 and 23; thence with the line between said two lots, northwardly 140 feet to the common corner of Lots Nos. 3,4,22, and 23; thence with the line between Lots Nos. 4 and 23, eastwardly 75 feet to the common corner of Lots Nos. 4,5,and 23 and 24; thence with the line between Lots Nos. 23 and 24, southwardly 140 feet to the northerly margin of Bobby Avenue; thence with said Avenue, westwardly 75 feet to the beginning.

BEING the same property conveyed to Lillie K. Ostrander and Harriett Karsh by deed from Mary S. Miles and husband P. R. Miles of record in Book 3612, page 593, said Register's Office. The said Lillie K. Ostrander and Lillie K. Ostrander Shoffner is one and the same person. The said David Shoffner is now deceased. Said George Karsh neretv joins in conveyance to convey any and all rights he may have, especially his marital rights.

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

This is improved ( ) unimproved ( ) property, known as XX 2715 Bobby Avenue (House Number) (Street) Nashville, TN 37216 (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 23TH day of MARCH, 19 78

Lillie K. Ostrander Snoffner — Lillie K Ostrander Shoffner

Harriett Karsh — Harriett Karsh

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lillie K. Ostrander Shoffner and Harriett Karsh et vir George Karsh

the bargainor, 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 23TH day of MARCH, 1978

Commission expires 6-28-81

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE DAVIDSON COUNTY

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 Lillie K. Ostrander Shoffner

TO Billy L. Stewart

IDENTIF. REFERENCE

MAR 27 12 49 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F-2 Box #12

MAR 27 78	CONV	24,500.00		
MAR 27 78	S'TAX		B*	63.70
MAR 27 78	PR'FEE		B*	.50
MAR 27 78	W'DEED		B*	4.00
			*	68.20