BOOK 5274 PAGE 872

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

25,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 1978

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Neal

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Paul Stein (NAME)	G S M Company (NAME)	119-05
301 Lutie Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1166 (STREET ADDRESS)	267
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Lafayette, California 94549 (CITY) (STATE) (ZIP)	6DA 14149

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, Phil Boyd and wife Bonnie Boyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Paul Stein and wife Barbara L. Stein

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. 61, Block 26, on the Map of Re-subdivision of Lots 4,5,6,7,8,9, in Block 27, Lots 2,3,5,6, in Block 26 & Blocks 23 & 24, Cumberland Nurseries, a plat which is of record in Book 161, Page 139, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Phil Boyd et ux Bonnie Boyd, by deed of record in Book 5061, Page 360, Register's Office for Davidson County, Tennessee

THIS conveyance is subject to any restrictive covenants of record.

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

This is improved (XX) unimproved ( ) property, known as 301 Lutie Street (House Number) (Street) Nashville, TN 37211 (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 14TH day of APRIL, 19 78

Phil Boyd

Bonnie Boyd

STATE OF TENNESSEE }
County of Davidson }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phil Boyd and wife Bonnie Boyd

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 Hermitage, Tennessee, this 14TH day of APRIL 1978

Commission expires 1-21-81

Notary Public

STATE OF TENNESSEE }

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

NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM Phil Boyd

TO Eric Paul Stein

E 6 0 5 1 1

IDENTIF. REFERENCE

APR 19 9 08 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

APR 19 78	CONV	25,000.00			
APR 19 78	S'TAX		B*	65.00	
APR 19 78	PR'FEE		B*	.50	
APR 19 78	W'DEED		B*	4.00	* 69.50