This instrument Prepared By:
DAVID E. HERBERT
Gerdle, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5303 PAGE 531

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-3-188	Mr./Mrs. Sam Stephens	New Owner 6540 Upton Court Nashville, Tennessee 37209
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DZ-8767	6540 Upton Court	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 and sufficiency of which is hereby acknowledged,

JUN 27 78	CONV	45,500.00			
JUN 27 78	S'TAX		B*	118.30	
JUN 27 78	PR'FEE		B*	.50	
JUN 27 78	W'DEED		B*	6.00	* 124.80

MRS. WILLIAM CHOATE, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SAM STEPHENS and wife, CATHERINE 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:

SEE DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Mrs. William Choate is the one and same person as Evangelist Laura Choate.

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 as shown above and 1978 taxes which have been prorated and assumed by Grantees.

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 23rd day of June, 19 78

Mrs William Choate
Mrs. William Choate

Evangelist Laura Choate
Evangelist Laura Choate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, The Undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mrs. William Choate, unmarried

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 23rd day of June, 19 78.

My commission expires: 2/23/80

Notary Public

DEBORAH MARTIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

$ 45,500.00 Amount

Subscribed and sworn to before me, this the 23rd day of June, 19 78.

My commission expires: 2/23/80 (AFFIX SEAL)

Notary Public

DEBORAH MARTIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM MRS. WILLIAM CHOATE

TO SAM STEPHENS, et ux.

E 7 3 2 9 7

IDENTIF. REFERENCE

JUN 27 8 52 AM '78

FELIX Z. WILSON JR. 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

Two tracts of land lying and being in Davidson County, Tennessee, and described as follows:

TRACT NO. I: Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Charlotte Park, Section 26-B, as of record in Book 3842, Page 203, Register's Office for Said County, more particularly described as follows:

Beginning at a point in the northerly margin of North Upton Court, common corner of Lots Nos. 11 and 12; thence along the line between said two lots northerly 199.19 feet, more or less, to the center line of a creek; thence along said center line easterly approximately 30 feet to a point; thence South 26 deg. 54 min. 28 sec. West 73.20 feet; thence South 41 deg. 49 min. 48 sec. East 116.46 feet; thence South 48 deg. 10 min. 27 sec. West 27.36 feet to a point in the northwest corner of Lots Nos. 10 and 11; thence along the line between Lots Nos. 10 and 11 southwesterly 121.45 feet to a point in the northerly margin of said North Upton Court; thence westerly along said margin 42.0 feet to the beginning.

TRACT NO. II: Land in Davidson County, Tennessee, being part of the Reserved Parcel "a" on the Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's Office for Said County, described according to a survey made by Kohl-Coode and Associates, dated August 11, 1973, as follows:

Beginning at a point, said point being located at the rear common corner of Lot No. 9 on the Plan of said Section 26 and Lot No. 11 on the Plan of Charlotte Park, Section 26-B, of record in Book 3842, Page 203, said Register's Office; thence with the northeasterly extension of the line between said Lots Nos. 9 and 11, North 48 deg. 10 min. 12 sec. East, passing a witness line at 220.28 feet, a total distance of 249.28 feet, more or less, to the center of a creek; thence with the center of said creek northwestwardly and westwardly 260 feet, more or less, to a corner of said Lot No. 11; thence with a line of said Lot No. 11, South 27 deg. 00 min. 53 sec. West, passing a concrete monument at a witness line at 35 feet, more or less, and continuing for a distance of 33.24 feet, making a total of 68.24 feet, more or less, to a concrete monument; thence with the northeasterly line of said Lot No. 11, South 41 deg. 49 min. 48 sec. East 116.46 feet to the point of beginning, containing 27,225 square feet, more or less.

Being the same property conveyed to Mrs. William Choate, by deed from Gail S. Smith, of record in Book 5238, Page 57, Register's Office for Davidson County, Tennessee.