WARRANTY DEED

RETURN TO F.K.#2
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

FROM WILLIAM R. HARRIS and wife, JUDY C. HARRIS

ADDRESS NEW OWNER(S) AS FOLLOWS:	JOHN WILLIAM STEPHENSON and wife, NANCY H. STEPHENSON 8058 Esterbrook Drive Nashville, Tennessee 37221
SEND TAX BILLS TO:	FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION 236 Fourth Avenue North Nashville, Tennessee 37219
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS	128-14-48

BOOK 5359 PAGE 723

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IDENTIF. REFERENCE

Nov 3 10 27 AM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF .. DAVIDSON .... }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ... 51,500.00 .... Affiant Nancy H. Stephenson

SUBSCRIBED AND SWORN TO BEFORE ME THIS .. 16th day of October, 1978 ..

DATE

.... NOTARY PUBLIC .... COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of - - - - - - - - - - - TEN DOLLARS - - - - - - - -

- (\$10.00) - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by John William Stephenson and wife, Nancy H. Stephenson, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said John William Stephenson and wife, Nancy A. Stephenson to assume and agree to pay the unpaid balance of a loan with First Federal Savings & Loan Association in the original principal amount of \$25,000.00, secured by a deed of trust of record in Book 4620, page 579, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

WILLIAM R. HARRIS and wife, JUDY C. HARRIS,
.... GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

JOHN WILLIAM STEPHENSON and wife, NANCY H. STEPHENSON, GRANTEES ....

.... their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in .. Davidson .... County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Harpeth Park, Section 2, of record in Book 3700, page 58, Register's Office for said County.

Said Lot No. 57 fronts 90 feet on the northerly side of Easterbrook Drive and extends back 179.27 feet on the westerly line and 178.5 feet on the easterly line to a dead line, which is a broken line, measuring 89.95 feet thereon.

Being the same property conveyed to William R. Harris and wife, Judy C. Harris by deed from Frank C. Tuttle and Frank S. Strobel, of record in Book 4620, page 577, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

(1) Restrictive covenant contained in instrument of record in Book 3990, page 68, said Register's Office.

(2) An owner's certificate contained in the recorded Plan, showing a 40 foot minimum building setback line from Easterbrook Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and a 2.5 x 25 foot utility anchor easement located on the southwest front corner of said lot, and a 5 foot drainage easement along the easterly and westerly lines of premises.

NOV-3-78	CONV	51,500.00	
NOV-3-78	S'TAX	B* 133.90	
NOV-3-78	PR'FEE	B* .50	
NOV-3-78	W'DEED	B* 4.00	* 138.40

unimproved ( )
This is improved (X) property, known as ...8058 Easterbrook Drive, Nashville, Tennessee.....
Number Street City State 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, successors 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 except of record.

AND.....WE, GRANTORS..... do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR.....hand S..... this 16th..... day of ...OCTOBER....., 19 78...

.....
WILLIAM R. HARRIS

.....
JUDY C. HARRIS

.....

{STATE OF .....TENNESSEE.....; COUNTY OF .....DAVIDSON..... } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named .....
.....WILLIAM R. HARRIS and wife, JUDY C. HARRIS.....
.....

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

WITNESS my hand and official seal at.... NASHVILLE, TENNESSEE..... City State

this 16 day of.....OCTOBER..... 19.... 78

NOV 12 1980 .....
Comission Expires Notary Public

(AFFIX SEAL)

{STATE OF .....; COUNTY OF .....} (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared .....
..... with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be (Title) ..... of the.....
....., a corporation, the within named bargainer, and that .....he as such (Title)..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as (Title) .....

WITNESS my hand and seal, at office in CITY: ..... STATE: .....
this .....day of ..... 19.....

....
Commission Expires Notary Public

(AFFIX SEAL)