Instrument Prepared By:

BOOK 5426 PAGE 90

Kelley, Herbert & Crawford
3rd Floor, L & C Tower

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-2-156	Mr/Mrs James R.Stephenson	Home Federal Savings & Loan 230 Fourth Avenue, North Nashville, Tn. 37219
FIELD BOOK NUMBER(S) 9D-5355	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 142 Carriage Drive	LOAN OR ACCOUNT NO. 21553394-0 PROPERTY IS ☒ 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 of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated July 7, 1977, in the original principal sum of $36,000.00, payable to Home Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Harry B. Trotter, Jr., and wife, Linda C. Trotter, to Attorneys Title Company, Trustee, as of record in Book 5169, page 558,

HARRY B. TROTTER, JR., and wife, LINDA C. TROTTER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES R. STEPHENSON and wife, KAREN M. STEPHENSON

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:

Being Lot No. 164 on the Plan of Cross Timbers, Section 4, as of record in Book 4175, page 54.

Said Lot No. 164 fronts 110.0 feet on the southerly side of Carriage Drive and extends back 170.94 feet on the easterly line and 145.90 feet on the westerly line, to a dead line in the rear measuring 66.31 feet.

Being the same property conveyed to Harry B. Trotter, Jr., and wife, Linda C. Trotter, by deed from Roscoe B. Shain, Jr., and Janice Lynn Pope Shain, as of record in Book5169, page 556.

This conveyance is made subject to restrictions of record in Book 4317, page 284.

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

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 April, 19 79

Harry B. Trotter, Jr.

Linda C. Trotter

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 Harry B. Trotter, Jr., and wife, Linda C. Trotter 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 Nashville, Tennessee, this, the 23rd day of April, 19 79.

My commission expires: 4-18-82

Notary Public

DAVIDSON COUNTY NOTARY PUBLIC

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
$ 56,051.48

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF April 79

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

DAVIDSON COUNTY NOTARY PUBLIC

F. 25926

WARRANTY DEED

FROM HARRY B. TROTTER, JR., AND WIFE

TO JAMES R. STEPHENSON AND WIFE

83 3 04 150.36 CHECK

IDENTIF. REFERENCE

APR 25 2 46 PM '79

FELIX Z. WILSON II 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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5426 PAGE 92

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TO - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			56051.48- CO	
			145.86 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 150.36-	
			8368A04/25/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 25926

IDENTIF. REFERENCE

APR 25 2 46 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 679642