BOOK 5426 PAGE 614

Prepared By:
Bass, Berry & Sims (GHM)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
David Steine	Same	104-9
(NAME)	(NAME)	
3716 West End Avenue		127
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)

Dollars,

cash in hand paid by the grantee hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, Joseph G. Erwin, an unmarried man, hereinafter called the grantor,

has this day bargained and sold, and does *hereby transfer and convey unto the said* David Steine, his

certain real estate in Davidson County, Tennessee, as follows:

(~~XXXXX~~ *heirs and assigns,*

Being the westerly 65 feet of Lot No. 25 of Block 7, on the Richland Realty Company's 1st Subdivision, Division "A", a plan of which is of record in Book 161, page 15, R.O.D.C.T.

Said property fronts 65 feet on the northerly side of West End Avenue and runs back between parallel lines 200 feet to the southerly boundary of Lot No. 26.

Being the same property conveyed to Joseph G. Erwin by deed from John S. Owen and wife, Martha H. Owen, of record in Book 4787, page 379, R.O.D.C.T.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ ~~XXXXXXX~~

Subscribed and sworn to before me, this the 25 day of April 19 79

My commission expires: 7-18-79 (Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC LARGE TENNESSEE

This is unimproved ( ) improved (X) property, known as 3716 West End Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his ~~XXXXXXX~~

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for 1979 taxes, which have been prorated and assumed by Grantee by acceptance of this deed.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his

~~XXXXXXX~~), *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 25th *day of* April, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph G. Erwin

JOSEPH G. ERWIN

BOOK 5426 PAGE 615

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Joseph G. Erwin

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 25th *day of* April, *19*79.

Barbara L. Large
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 7-18-79

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., 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 ....of the ..... the within named bargainor, a corporation, and that* he *as such ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as .....*

Witness my hand and seal, at office in ..... this .....day of....., 19.....

.....Notary Public

Commission expires.....

WARRANTY DEED

FROM

Joseph G. Erwin

TO

David Steine

F. 26109

IDENTIF. REFERENCE

APR 26 10 59 AM '79

FELIX Z. HALSUM JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

BOOK 5428 PAGE 616

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.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			127000.00- CO	
			330.20 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 334.70-	
			8593A04/26/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 26109

IDENTIF. REFERENCE

APR 26 10 59 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 679860