This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5478 PAGE 859

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William L. Stone and wife, Virginia C. Stone	First Tennessee Bank N. A. Memphis	83-8-157
(NAME)	(NAME)	
2803 Meadow Rose Drive	P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by William L. Stone and wife, Virginia C. Stone and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, William D. Karnes, Jr. and wife, Jeneva T. Karnes

have this day bargained and sold, and do hereby transfer and convey unto the said William L. Stone and wife, Virginia C. Stone

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 20 on the Map of Meadow Rose Park, Section Two, as of record in Book 2083, page 87, Register's Office for Davidson County, Tennessee.
Said Lot No. 20 fronts 95 feet on the west side of Meadow Rose Drive, and runs back between lines, 154.48 feet on the north line and 150.6 feet on the south line to a dead line in the rear on which it measures 103 feet.

Being the same property conveyed to William D. Karnes, Jr. and wife, Jeneva T. Karnes by deed from W. E. Vaughan, Jr. and wife, Janie J. Vaughan of record in Book 4379, page 776, said Register's Office.

This conveyance is subject to an easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by W. E. Vaughan, Jr. et ux, across premises of record in Book 4081, page 672, said Register's Office; and a 10-foot easement for public utility purposes, 40-foot setback line from Meadow Rose Drive and conditions of Owner's Certificate of record in Book 2083, page 87, said Register's Office; and restrictive covenants of record in Book 2196, page 221, made applicable to Section II by Book 2275, page 305, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $49,500.00

Subscribed and sworn to before me, this the 6 day of August, 19 79

Affiant

My commission expires: 4/12/82
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 2803 Meadow Rose Drive, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are 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 are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 6th *day of* August, *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.*

William D. Karnes, Jr.

Jeneva T. Karnes

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy L. Kota, *a Notary Public in and for said County and State,* William D. Karnes, Jr. and wife, Jeneva T. Karnes

the within named 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* 6 *day of* AUGUST, *19* 79

Nancy L. Kota *Notary Public*

Commission expires 4/12/82

NOTARY PUBLIC DAVIDSON COUNTY

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 .....

2530

WARRANTY DEED

FROM
William D. Karnes, Jr. and wife,
Jeneva T. Karnes

TO

William L. Stone and wife,
Virginia C. Stone

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

D 23694

44913

IDENTIF. REFERENCE

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

AUG 8 1 12 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE
BOOK 5478 PAGE 861

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
			49500.00- CO	
			126.70 CO TX	
			.50 PRFE	
			6.00 WDEED	
			CHECK	135.20-
2533A08/08/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 44913

IDENTIF. REFERENCE

AUG 8 1 12 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 703088