8010 01/18 80.86- CHECK

BOOK 5557 PAGE 28 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,584.92

X Patricia E. Estes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, A.D. 19 80

Betty G. Eltrisman
Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| PATRICIA ESTES (NAME) | THARPE & BROOKS (NAME) | Map. 91-10 |
| 1119 5th Avenue, North (STREET ADDRESS OR ROUTE NUMBER) | 615 Peachtree Street, N. E. (STREET ADDRESS) | Par. 19 |
| ~~Nashville, TN.~~ 37209 (CITY) (STATE) (P. O. ZIP) | Atlanta, Georgia 30308 (CITY) (STATE) (ZIP) | 12W 07542 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES D. STEPHENS and wife, TAMARA L. STEPHENS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICIA ESTES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 11 on the Map of West Park Addition No. 2, as of record in Book 2330, page 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 44.51 feet on the southerly terminus of 57th Avenue North and runs back 122.2 feet on the westerly line and 140.8 feet on the easterly line to a dead line in the rear on which it measures 168.8 feet, said dead line being a broken line.

BEING the same property conveyed to Charles D. Stephens and wife, Tamara L. Stephens by deed from John A. Allbert and wife, Delores P. Allbert, of record in Book 5251, page 349, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Mortgage Corporation of the South, of record in Book 5251, page 351, Register's Office for Davidson County, Tennessee , and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. Said loan has since been sold to Tharpe & Brooks.

unimproved ( ) This is improved (XX) property, known as 1119 - 57th Avenue, North, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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 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, unless otherwise herein set out; and we do 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 and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 17th day of January, 19 80

Charles D. Stephens
CHARLES D. STEPHENS

Tamara L. Stephens
TAMARA L. STEPHENS

STATE OF TENNESSEE
Davidson County

BOOK 5557 PAGE 29

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named CHARLES D. STEPHENS and wife, TAMARA L. STEPHENS

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 17th day of January 19 80

Commission expires 7-17-83

Betty G. Edwards
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

**WARRANTY DEED**

FROM
CHARLES D. STEPHENS, et ux

TO
TAMARA L. STEPHENS

PATRICIA ESTES

PLEASE FILE BOX "7"

F 72822

IDENTIF. REFERENCE

JAN 18 11 10 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

BOOK 5557 PAGE 30

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

28584.92- CO
74.36 CO TX
.50 PRFEE
6.00 WDELD
CHECK 80.86-
80I0AD1/18/80 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F 72822

IDENTIF. REFERENCE

JAN 18 11 10 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 737498