THIS INSTRUMENT WAS PREPARED BY Milton W. Smith, Jr., ATTORNEY AT LAW,
320 GALLATIN ROAD, MADISON, TENNESSEE 37115

WARRANTY DEED

BOOK 5584 PAGE 741

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM ARMEL STINSON ET UX	SAME	MAP 43-11
(NAME) 107 McArthur Dr.,	(NAME) "	PARCEL 108
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN. 37115	(STREET ADDRESS) "	
(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 the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, WILLIAM ALVA STINSON and wife, ALICE P. STINSON; and IDA A. STINSON, a widow, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM ARMEL STINSON and wife, NANCY K. STINSON,

the Grantees herein, their ~~XXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, described to-wit:

Being a part of Lot No. 1 on the Map of Anderson Estates of record in Book 1130, page 37, Register's Office for said County, being the south 90 feet of Lot 100 and the north 25 feet of Lot 99 on the Plan of the Subdivision of Lots 1 and 13 of said Anderson Estates, not of record, and described according to a survey by Donald R. Carver, Surveyor Lic. No. 271, dated October 10, 1979, as follows:
Beginning at an iron pin on the westerly margin of McArthur Avenue; thence along said westerly margin South 2 degrees 42' West 76.6 feet to an iron pin; thence leaving said westerly margin of McArthur Avenue and along the northerly margin of Old Hickory Boulevard, North 87 degrees 10' West 172.5 feet to an iron pin; thence North 5 degrees 30' East 77.9 feet to an iron pin; thence South 87 degrees 10' East 170.5 feet to an iron pin, the point of beginning.

Being the same property conveyed to WILLIAM ALVA STINSON, TRUSTEE, by quitclaim deed from IDA A. STINSON, a widow, of record in Book 5583, page 1, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 15th day of April 1980

William Armel Stinson
Affiant

My commission expires: 8/7/83
(Affix Seal)

Bonnette C. Dawson
Notary Public

unimproved
This is improved ☒ property, known as 107 McARTHUR DR. (House Number) (Street) MADISON (P.O. Address) TN 37115 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees the ~~XXXXXX~~ *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.*

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 ~~XXXXXX~~ *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 15th *day of* April, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Alva Stinson
(William Alva Stinson)

Ida A. Stinson
(Ida A. Stinson)

Alice P. Stinson
(Alice P. Stinson)

BOOK 5594 PAGE 742

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* William Alva Stinson and wife, Alice P. Stinson; and Ida A. Stinson, a widow

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 Madison *Tennessee, this* 11 *day of* April, *19* 80

Richard E. Bailey *Notary Public*

Commission expires 4-11-80

NOTARY PUBLIC AT LARGE TENNESSEE

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.....

5456 [illegible] CHECK

WARRANTY DEED

FROM

William Alva Stinson et ux; and Ida A. Stinson

TO

William Armel Stinson et ux

F. 86597

IDENTIF. REFERENCE

APR 25 9 15 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Mail to W. H. Esq. Co. Trustee
1000 Life & Casualty Tower

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5594 PAGE 743

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

1601[illegible].00- CO
46.80 CO TX
.50 PRFEE
6.00 MOETD
CHECK 53.30-
545EA04/25/80 09L .30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 86597.

IDENTIFICATION REFERENCE

APR 25 9 15 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 754278