ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr. & Mrs. Robert F. Stepbach, Jr.	The Galbreath Mortgage Co.	96-14
(NAME)	(NAME)	
2936 Twin Lawn Drive	101 East Town Street	69
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Columbus, Ohio 43215	30260002
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS

other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption by Robert F. Stepbach, Jr. and wife Edith S. Stepbach of the unpaid balance of the note in the original amount of $28,750.00, secured by a Deed of Trust to Edward Seddon, Trustee, of record in Book 5257, page 288, Register's Office for Davidson County, Tennessee, Austin L. Watts, Jr. and wife, Janis P. Watts

have bargained and sold, and by these presents do transfer and convey unto the said

~~Robert F. Stepbach, Jr. and wife, Edith S. Stepbach~~

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 740, on the plan of Cloverhill, Section 9, as of record in Plat Book 2331., Page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Austin L. Watts, Jr. and wife Janis P. Watts, by deed from David G. Miller, a single person, as of record in Book 5257, page 286, said Register's Office.

This conveyance is subject to restrictive convenants of record in Book 2401, page 227, and Book 2145, Page 262, Register's Office for said County.

This conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 2936 Twin Lawn Drive (House Number) (Street)

Nashville, Tennessee 37214
(P. O. Address) (City or Town) (Zip Code)

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.

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 [illegible] day of [illegible], 19 80.

AUSTIN L. WATTS, JR., JANIS P. WATTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5642 PAGE 22

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Austin L. Watts, Jr. and wife Janis P. Watts

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 26 day of August, 1980.

My commission expires 7-12-82 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 38,250.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

James T. McKeen

Sworn to and subscribed before me this 26 day of August, 1980.

My commission expires 7-12-82 Notary Public

This instrument was prepared by:

BASS, BERRY & SIMS, 2700 First American Center, Nashville, TN 37238

Name Address

WARRANTY DEED

FROM Austin L. Watts, Jr., et ux

TO Robert F. Stepbach, Jr., et ux

G 0 4 2 7 4

IDENTIF. REFERENCE

AUG 26 8 50 AM '80

FEE $ NOT REQUIRED DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5642 PAGE 23

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
			38250.00- CO	
			99.32 CO TX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK 105.82-	
			7980AUG26/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 4 2 7 4

IDENTIF. REFERENCE

AUG 26 8 50 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 775977