FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,402.95

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October 1980.

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Billy M. Stephens (NAME)	First American National Bank of Nashville (NAME)	
448 Due West Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 786 (STREET ADDRESS)	
Madison, TN. 37115 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN. 37027 (CITY) (STATE) (ZIP)	52-9-83

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, DONALD S. DAVIS and LORRIE F. DAVIS MAYES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY M. STEPHENS and wife, NANCY C. STEPHENS

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:

LAND in Davidson County, Tennessee, being the northerly 183.5 feet of Lot No. 7 on the plan of Montague Park Subdivision of Tracts 27 to 32 inclusive in plan of Montague, of record in Book 421, page 141, Register's Office for said County.

SAID property fronts 100 feet on the southwesterly margin of Due West Avenue, formerly Belle Camp Highway and extends back between parallel lines, with the westerly margin of Fern Bank Drive, 183.5 feet to a dead line.

BEING the same property conveyed to Donald S. Davis and Lorrie F. Davis by deed from William H. Allen and wife, Doris E. Allen of record in Book 5249, page 270, Register's Office for Davidson County, Tennessee.

A part of the consideration for this transfer is the assumption of one certain deed dated January 30, 1978, and filed for record on February 3, 1978, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5249, page 272, and note of even date thereby secured, in the original principal amount of $27,500.00, payable to First American National Bank of Nashville, which debt the grantees herein assume and agree to pay as part payment of the purchase price. The escrow account held in connection with said loan is transferred to the grantees.

The grantees further hereby assume the obligations of the Grantors under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

unimproved ( )
This is improved (XX) property, known as 448 Due West Avenue, Madison, TN. 37115
(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 10th day of October, 19 80

Donald S. Davis

Lorrie F. Davis Mayes

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, I. Dyke Tatum, a Notary Public in and for said County and State, the within named Donald S. Davis and Lorrie F. Davis Mayes

the bargainors, 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 10th day of October 19 80

Commission expires 1-18-82

I. Dyke Tatum
Notary Public

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

DONALD S. DAVIS and LORRIE F. DAVIS

TO

BILLY M. STEPHENS AND WIFE, NANCY C. STEPHENS

G. I. 2 2 0 6

IDENTIF. REFERENCE

OCT 14 9 18 AM '80

FILED & RECORDED
DAVIDSON COUNTY, TENN.

row 1 box 8 pn

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

7822 10/14 19.34~ CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			43402.95-	CO
			112.84	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	119.34-
7822A	10/14/80	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.2.2.0.6

IDENTIF. REFERENCE

OCT 14 9 18 AM '80

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

No. 785491