DAVID B. HERBERT
Attorney, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

Book 5708 Pg. 59

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-4-397	Mr/Mrs. Jonathan N.Thigpen	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
25W-5645	4108 Colorado Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

04/20/81 1251 CHECK

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

CAROL HAHN STEPHENSON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JONATHAN N. THIGPEN and wife, YVONNE E. THIGPEN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 50 feet of Lot No. 37 on the Plan of West End Annex, as of record in Book 332, page 61.

Said part of said Lot fronts 50 feet on the northerly side of Colorado Avenue and runs back between parallel lines, 162.9 feet to an alley.

Being the same property conveyed to Carol Hahn Stephenson, by Quitclaim deed from Walter W. Stephenson, as of record in Book 5712, page 997.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. ,Except 1981 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 14th day of April, 19 81

Rita M. Curioso
RITA M CURIOSO

Carol Hahn Stephenson
Carol Hahn Stephenson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5735 PAGE 60

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ _____

_____ _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

STATE OF CONNECTICUT
COUNTY OF NEW LONDON.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____
Carol Hahn Stephenson

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ledyard, Connecticut, this, the 14th day of April, 1981.

My commission expires: 4/1/86

Rita M. Carreiro
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 19 81

MY COMMISSION EXPIRES: 4-16-82 (AFFIX SEAL)

Notary Public

G. 3. 8. 0. 5 8

IDENTIF. REFERENCE

APR 20 2 18 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CAROL HAHN STEPHENSON

TO

JONATHAN N. THIGPEN AND

WIFE

Please Return to:

ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5735 PAGE 61

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
			35[illegible].00- CO	
			91.00 CO TX	
			.50 PRFEE	
			[illegible].00 MDEED	
			CHECK	97.50-
105[illegible]4/20/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 8 0 5 8

T
IDENTIF. REFERENCE

APR 20 2 18 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 817508