ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DOUGLAS HAROLD STEPHENS et ux	FIRST & MID SOUTH MORTGAGE COMPANY	160-4-52
(NAME)	(NAME)	
416 Eatherly Drive	P.O. Box 2568	6DU-38435
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 5752 PAGE 702
Nashville, Tennessee 37220	Nashville, Tennessee 37219	
(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

cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I,

FRANCES M. HINRICHS, unmarried,

hereinafter called the GRANTOR,

have bargained and sold, and by these presents do transfer and convey unto the said DOUGLAS HAROLD STEPHENS and wife, DORIS ANN STEPHENS

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

Land in Davidson County, Tennessee, being Lot No. 1103 on the Plan of Brentwood Hall, Section XI, as of record in Book 2331, page 134, Register's Office for said County.

Said Lot No. 1103 fronts 105.0 feet on the southerly margin of Eatherly Drive, and extends back 205.0 feet on the easterly line, and 207.2 feet on the westerly line, to a line on the rear on which it measures 105.0 feet.

Being all the same property conveyed to Frances M. Hinrichs by installment deed from Marvin W. Rackard and wife, Mary Rudd Rackard of record in Book 5529, page 944, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $15,500.00 secured and evidenced by Deed of Trust of record in Book 3481, page 285, Register's Office for said County, in favor of First & Mid South Mortgage Company, and further that all title and interest in the escrow account and insurance policy held in connection with aforesaid Note and Deed of Trust is transferred and conveyed to the Grantees.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 2543, page 155 and to the limitations shown on the Plan of record at Book 2331, page 134, both of record in the Register's Office for Davidson County, Tennessee; and to 1981 property taxes which the Grantees assume in full.

This is ~~unimproved~~ improved property, known as 416 Eatherly Drive, Nashville, Tennessee 37220
(House Number) (Street)

(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 2nd day of June, 19 81.

FRANCES M. HINRICHS

BOOK 5752 PAGE 703

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANCES M. HINRICHS

the bargainor, 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 Nashville, Tennessee, this 2nd day of June, 19 81.

My commission expires 10-21-84 Notary Public Marbut Glenn Gaston

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 $ 60,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Douglas Harold Stephens

Sworn to and subscribed before me
this 2nd day of June, 19 81.

My commission expires 10-21-84 Notary Public Marbut Glenn Gaston

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215

Name | Address

PUSH

3078 06/73 163.35 CHECK

WARRANTY DEED

FROM

FRANCES M. HINRICHS

TO

DOUGLAS HAROLD STEPHENS and wife,

DORIS ANN STEPHENS

G 4.455 1

IDENTIF. REFERENCE

JUN 3 11 11 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File Box 19

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5752 PAGE 704

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
			60500.00- CO	
			157.30 CO TX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	163.80-
9078A06/03/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3445554

IDENTIF. REFERENCE

JAN 3 11 11 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 825249