This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5813 PAGE 506

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael S. Kestner	First Tennessee Bank N. A. Memphis	173-1-110
(NAME) 1525 One Commerce Place	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37239	(STREET ADDRESS) Memphis, Tennessee 38101	
(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 Michael S. Kestner and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Michael S. Kestner has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $65,000.00, secured by deed of trust of record in Book 5581, page 830, Register's Office for Davidson County, Tennessee,

I, Byron F. Stephens

have this day bargained and sold, and do hereby transfer and convey unto the said Michael S. Kestner

certain real estate in Davidson County, Tennessee, as follows: *the Grantees herein, their (successors), heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 12, Section IIC on the Plan of Monte Carlo Estates, of record in Book 5200, page 66, Register's Office for said County.

Said Lot No. 12 fronts a total of 92.99 feet on the southwesterly margin of Darold Court and 80 feet on the southeasterly margin of Cedarmont Circle, said frontages being connected by a curve 39.27 feet in length and extends back 130 on the southwesterly line and 95.67 feet on the southeasterly line to a point of intersection in the rear.

Being the same property conveyed to Byron F. Stephens by deed from G. C. & W. Enterprises, Inc., of record in Book 5436, page 514, Register's Office for said County.

I, Leigh Stephens, wife of Byron F. Stephens, do hereby join in the execution of this instrument in order to convey any marital rights I have in the property.

Leigh Stephens & Leigh H. Stephens are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 86,000.00

Subscribed and sworn to before me, this the 29th day of October 19 81

Affiant

My commission expires: 4/3/84 (Affix Seal)

Notary Public Mary E. Nesbitt

unimproved ( )
This is improved (XX) property, known as 236-238 Cedarmont Circle, Nashville, Tennessee 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), 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 (successors), 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 29th *day of* October 19 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Byron F. Stephens

Leigh Stephens
by Byron F. Stephens

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5813 PAGE 507

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Byron F. Stephens ~~and wife, Leigh Stephens~~ one of

the within named bargainor, 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 29th *day of* October, 1981.

Mary Ensey
Notary Public

Commission expires 4/8/84

NOTARY PUBLIC AT LARGE

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 1981, before me personally appeared Byron F. Stephens, to me known to be the person who executed the foregoing deed in behalf of Leigh H. Stephens, and acknowledged that he executed the same as the free act and deed of said Leigh H. Stephens.

Witness my hand and official seal at office in Nashville, Tennessee, this 29th day of October, 1981.

Mary Ensey
Notary Public

My commission expires: 4/8/84

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
ST AMERICAN CENTER 37238
NASHVILLE, TENN.

WARRANTY DEED

FROM
Byron F. Stephens

TO
Michael S. Kestner

G 66286

IDENTIF. REFERENCE

OCT 30 11 24 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5813 PAGE 508

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			86000.00- CO	
			223.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 230.10-	
			5779A10/30/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 66286

IDENTIF. REFERENCE

OCT 30 11 24 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 850983