OFFICIAL RECEIPT

THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

WARRANTY DEED

#620098-4

BOOK 6176 PAGE 352

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
John F. Stephenson 109 Allendale Drive Nashville, TN 37205	FIDELITY FEDERAL SAVINGS &LOAN 401 Union Street Nashville, TN	130-1-12

FOR AND IN CONSIDERATION of the sum of Seventy Seven Thousand Dollars ($77,000.00), cash in hand paid, the receipt of which is hereby acknowledged, John W. Eakin, Jr. and wife, Lake T. Eakin, (hereinafter, whether one or more, jointly and severally referred to as the Grantors) have bargained and sold, and do hereby transfer and convey unto John F. Stephenson (hereinafter, referred to as the Grantee), and to the said Grantee's heirs, successors, and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 56 on the Map of West Meade Farms, Section 3, as of record in Book 1835, Page 4, Register's Office for said County.
>
> Said Lot No. 56 fronts 115 feet on the south side of Allendale Drive and runs back between lines 150 feet on the east line and 151.8 feet on the west line to a dead line in the rear on which it measures 93 feet.
>
> Being the same property conveyed to John W. Eakin, Jr. by deed from William Dortch Oldham, Jr. and wife, Mary Carol Oldham, of record in Book 5381, Page 849, said Register's Office.
>
> Subject to a 10-foot easement for public utilites along the rear line of premises, a 40-foot building set back line from Allendale Drive, and conditions of Owner's Certificate as shown on the Plan of record in Book 1835, page 4, Register's Office for said County, and Restrictive covenants contained in an instrument of record in Book 1851, page 258, Register's Office for said County.

This is improved property, known as 109 Allendale Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, to the said Grantee's heirs, successors and assigns forever. Grantors covenant that they 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. Grantors further covenant and binds themselves, their successors and

11/15 205.70- CHECK

2824

OFFICIAL RECEIPT

representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns, against the lawful claims of all persons.

Witness our hands _____ this 7TH day of November, 1983.

John W. Eakin Jr.
John W. Eakin

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Lake T. Eakin
Lake T. Eakin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Nan Lenna, a Notary Public in and for the County and State aforesaid, personally appeared John W. Eakin and wife, Lake T. Eakin, the within named 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 seal, at office in Nashville, Tennessee, this 7th day of November, 1983.

Nan Lenna
Notary Public

My Commission Expires:

7/27/86

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $77,000.00.

IDENTIF. REFERENCE

H 86599

FELIX P. NIXON, REGISTER
DAVIDSON COUNTY, TN
Nov 15 3 54 PM '83

John P. Eakin
Affiant

Subscribed and sworn to before me, this the 15th day of November, 1983.

Jane Thomas
Notary Public

My Commission Expires:

1-22-84

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

77000.00- CAMT.
200.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 206.70-
2824A11/15/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 6 5 6 9

IDENTIF. REFERENCE

Nov 15 3 11 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 993641