FORM NO. WD-1

BOOK 6434 PAGE 768

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$31,389.42

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November 19 84

Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bone & Crawford, P.C., Suite 900, 2100 West End Avenue, Nashville, Tn 37203
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles E. Stefl (NAME) | Glenman Huggins (NAME) | |
| 808 Chickasaw (STREET ADDRESS OR ROUTE NUMBER) | 2610 Airpark Drive (STREET ADDRESS) | 71-12-162 |
| Nashville, Tn 37207 (CITY) (STATE) (P. O. ZIP) | Nashville, Tn. (CITY) (STATE) (ZIP) | |

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, Lennie E. Williams, Conservator for Virg Ella B. Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Stefl and wife, Deborah J. Stefl

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:

Being Lot No. 62 on the plan of Victory Heights Subdivision, of record in Book 1130, page 97, Register's Office for said County.

Said Lot No. 62 fronts 60.0 feet on the southerly margin of Chickasaw Avenue and extends back between parallel lines 159.5 feet to a dead line.

Being the same property conveyed to Virgil Taylor and wife, Virg Ella Taylor by deed from Glenman Huggins and wife, Elizabeth Huggins, of record in Book 5483, page 721, Register's Office for Davidson County, Tennessee. The said Virgil Taylor became deceased November 23, 1981 in Davidson County, Tennessee. By decree of record in Minute Book 294, page 684, in the Probate Court for Davidson County, Tennessee, #75298, Lennie E. Williams, as Conservator, was authorized to execute this instrument for and on behalf of Virg Ella Taylor.

This conveyance is subject to a certain Installment Deed record in Book 5483, page 721, said Register's Office, securing a promissory note dated August 9, 1979, payable to the order of Glenman Huggins and wife, Elizabeth Huggins, with an unpaid principal balance of approximately $22,621.42, which the Grantees herein, by acceptance of this deed have agreed to assume.

This conveyeance is also subject to Restrictive Covenants of record in Book 1357, page 677, and the Plan of record in Book 1130, page 97, said Register's Office, shows an Owner's Certificate, a 35-foot minimum building setback line from Chickasaw Avenue, and a 10-foot easement for public utility purposes along the rear line of said lot, and all other existing restrictions and easements of record.

This is ( ) unimproved (X) improved property, known as 808 Chickasaw Avenue, Nashville, Tennessee 37207
(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 my hand this 27th day of November, 19 84

Lennie E. Williams, Conservator for Virg Ella Taylor

LENNIE E. WILLIAMS, CONSERVATOR FOR VIRG ELLA B. TAYLOR

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lennie E. Williams

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, in behalf of Virg Ella B. Taylor.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of November, 19 84.

Notary Public

Commission Expires 7-18-87

STATE OF TENNESSEE
Davidson County

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

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

**WARRANTY DEED**

FROM
Lennie E. Williams, Conservator
for Virg Ella B. Taylor

TO
Charles E. Stefl and wife,
Deborah F. Stefl

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I 6 2 4 4

IDENTIFICATION REFERENCE

Nov 28 1 52 PM '84

FELIX ROBERTSON REGISTER
DAVIDSON COUNTY, TN

# 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 |
|---|---|---|---|---|
| | | | | |

31389.42- CAMT.
81.64 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 88.14-
0502A11/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 6 2 4 4

IDENTIF. REFERENCE

Nov 28 1 52 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0088456