BOOK 3959 PAGE 148

Deed prepared by Vaden Lackey, Attorney.

WARRANTY DEED 218-3rd Ave N. Nby ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse P.and Dorothy L. Stewart (NAME:)	United Mortgagee Servicing Corp. (NAME:)	
2501 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER)	702 Duke Street (STREET ADDRESS)	71-04-MAP
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Norfolk, Virginia,23501 (CITY) (ZONE) (STATE)	91 - Par. 45

For and in Consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - - -

TEN & NO/100- DOLLARS

Cash in hand paid by Jesse P. Stewart and wife, Dorothy L. Stewart, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption and agreement by grantees to pay the balance owing to United Mortgagee Servicing Corporation on a note in the original sum of $8,000.00, secured by a deed of trust to C. H. Briley, Trustee, of record in Book 3627, page 53, R.O.D.C., Tennessee,

We, Edwin G. O'Brien and wife, Mary R. O'Brien,

have bargained and sold, and by these presents do transfer and convey unto the said JESSE P. STEWART AND WIFE, DOROTHY L. STEWART,

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

Being the south part of Lot No. 344 on the Plan of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Flamingo Drive, at an iron pin set at the beginning of a curve; thence around said curve northwesterly 38.8 feet to an iron pin in the east margin of Jones Avenue; thence with the margin of the same north 71 feet to a point; thence east 155 feet to a point in the east line of said lot; thence along the east line of said lot southerly 45.9 feet to the northerly margin of Flamingo Drive; thence with the margin of same southwesterly 150 feet to the point of beginning.

Being the same property conveyed to Edwin G. O'Brien and wife, Mary R. O'Brien, by deed from Peoebe Ann Porter, a widow, of record in Book 3613, page 373, Register's Office for said County.
This conveyance is made subject to Restrictions in Book 1373, page 98, and to easements, setback lines, etc. as shown on plan of record in Book 1130, pages 92 and 93, R.O.D.C., Tennessee.

This is improved (X) unimproved ( ) property, known as 2501 (House Number) Jones Avenue (Street), Nashville (P. O. Address: City or Town), Tennessee 37207 (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jesse P. Stewart and wife, Dorothy L. Stewart, their heirs and assigns, forever.

And we do covenant with the said Jesse P. Stewart and wife, Dorothy L. Stewart 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.

And we, Edwin G. O'Brien and wife, Mary R. O'Brien, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jesse P. Stewart and wife, Dorothy L. Stewart, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30th day of January, 1965

x Edwin G O'Brien

x Mary R. O'Brien



STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Dorothy Binkley, a Notary Public in and for said County and State, the within named Edwin G. O'Brien and wife, Mary R. O'Brien,

the 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 official seal at Nashville, Tennessee, this 30th day of January 1965.

Commission expires May-11-1966

Dorothy Binkley
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

EDWIN G. O'BRIEN AND WIFE,

MARY R. O'BRIEN

TO

JESSE P. STEWART AND WIFE,

DOROTHY L. STEWART

250 Hermitage Ave

06750

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 16 2 06 PM '65

NOTE BOOK 113 PAGE 14

RECORDING FEE $ 2.00

DEP. REG. _____

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 1.25
PROBATE 50
TOTAL $ 1.75

NOV 16 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID NOV 16 1965