This instrument prepared by Caesar E. Urrutia, Attorney, 601 Stahlman Building, Nashville Tennessee

BOOK 4203 PAGE 592

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Stewart, Sr. (NAME:)	same (NAME:)	Map 81-10
1700 24th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	Par. 234
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	same (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by William D. Stewart, Sr. and Barbara R. Stewart, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Leona H. Jenkins, a widow, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 90.5 feet of Lot No. 139 and the westerly 91.5 feet of Lot No. 140 in Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, a plan of which is of record in Book 161, page 155, Register's Office for Davidson County, Tennessee, described according to a survey made by Norris H. Hickerson on August 20, 1949, as follows:

BEGINNING at a stake in the north margin of Osage Street and the east margin of 24th Avenue North; running thence with the east margin of 24th Avenue North, north 15° 30' west 100 feet to a stake in the original lot line of Lots 140 and 141; thence with the line of said lots north 75° 30' east 91.5 feet to a stake; thence south 15° east 100 feet to the north margin of Osage Street; thence with the north margin of Osage Street south 75° 30' west 90.5 feet to the point of beginning.

BEING the same property conveyed to Leona H. Jenkins by deed from Sam Garfinkle and wife, Eva R. Garfinkle, of record in Book 1756, page 498, Register's Office for Davidson County, Tennessee. The said Leona H. Jenkins having conveyed to her husband Wiley Jenkins interest as to create a tenant by the entireties, by deed of record in Book 3284, page 40, Register's office for Davidson County, Tennessee. The said Wiley Jenkins having since died.

This is unimproved ( ) improved (X) property, known as 1700 (House Number) 24th Avenue North (Street) Nashville, Tennessee (P. O. Address: (City or Town) (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 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 our hands this the 4th day of January, 1968.

Leona H Jenkins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Caesar E. Urrutia, a Notary Public in and for said County and State, the within named Leona H. Jenkins, a widow

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 day of January, 1968.

Commission expires April 28, 1968

Caesar E. Urrutia
Notary Public

WARRANTY DEED

FROM

Leona H. Jenkins, a widow

TO

William D. Stewart, Sr. and

Barbara R. Stewart

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater, for this transfer is $8,500.00

William D Stewart Sr
Affiant

Subscribed and sworn to before me, this the 4th day of Jan 1968.

Caesar E. Urrutia
Notary Public

My Commission Expires: 4/28/68

(Affix Seal)

02132

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 8 3 25 PM '88

NOTE BOOK 118 PAGE 99

RECORDING FEE $ 3.00

DEP. REG. 22

STATE TAX $ 22.10

PROBATE .50

TOTAL $ 22.60

JAN 8 1988

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.