WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RUSSELL A. STEWARD ET UX	First Federal Savings & Loan	Map 72-10
(NAME:) 1026 Dozier Place	(NAME;) Union at Fourth	Par. 55
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37216	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pw

For and in Consideration of the sum of TEN AND NO/100---------- ---------- ($10.00) ---------- *DOLLARS* cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and as further and additional consideration, the Grantees herein have assumed and agree to pay the present unpaid balance of $10,066.70 due and owing to First Federal Savings & Loan Assn., which is secured by a deed of trust duly recorded in the Register's Office for Davidson County, Tennessee, I,

Emma Jean Wells *have bargained and sold, and by these presents do transfer and convey unto the said* Russell A. Steward and wife, Virginia Steward, 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. 9 and the southwesterly triangular part of Lot No. 36 on the Map of Dozier Place, as of record in Book 974, Page 51, Register's Office for said County.

SAID Lot No. 9 and part of Lot No. 36 front together 53.3 feet on the southerly side of Dozier Avenue and extends back 165.1 feet on the westerly line and 169 feet, more or less, on the easterly line to a dead line, measuring 48 feet, more or less, thereon.

BEING the same property conveyed to Jackson H. Wells and wife, Emma Jean Wells, by deed from E. B. Wilmore and wife, Virginia Wilmore, of record in Book 4140, Page 558, Register's Office for Davidson County, Tennessee, the said Jackson H. Wells having since died.

unimproved ( )
This is improved (X) property, known as 1026 Dozier Place, Nashville, Tennessee 37216
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Russell A. Steward and wife, Virginia Steward, their *heirs and assigns, forever.*

And I *do covenant with the said* Russell A. Steward and wife, Virginia Steward *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Emma Jean Wells, *do further covenant and bind* myself my *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.*

Witness my *hand this* 18th *day of* July, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT PREPARED BY:
Dennis Wright, Attorney
320 Gallatin Road, South
Madison, Tennessee 37115

Emma Jean Wells

BOOK 4253 PAGE 800

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emma Jean Wells the within named 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 Madison Tennessee this 18th day of July, 1968.

Commission expires August 25, 1968

Notary Public

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

The actual consideration or value, whichever is greater, for this transfer is $11,766.70.

Emma Jean Wells
Affiant

Subscribed and sworn to before me, this the 18th day of July, 1968.

Notary Public

My Commission Expires: August 25, 1968.

JUL 24 68	CONV	11,766.70				
JUL 24 68	S'TAX		A*	30.68		
JUL 24 68	PRTFEE		A*	.50		
JUL 24 68	W'DEED		A*	3.00	*	34.18

WARRANTY DEED

FROM
EMMA JEAN WELLS

TO
RUSSELL A. STEWARD and wife, VIRGINIA STEWARD

A 0 6 3 8 6

IDENTIF. REFERENCE

JUL 24 12 33 PM '68

FELIX Z. ROBINSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Mail Russell Steward
3520 White Oak Dr.