WARRANTY DEED

BOOK 4405 PAGE 697

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. R. Stuart (NAME:)	Same (NAME:)	MAP 117-13
3847 Cross Creek Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 95
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twenty Three Thousand and No/100

($23,000.00) *DOLLARS*

of which $10,802.05 has been paid in cash by C. R. Stuart and wife, Lorene White Stuart, the receipt of which is hereby acknowledged and the said C. R. Stuart and wife, Lorene White Stuart assumes and agrees to pay the unpaid balance of $12,197.95 of an original indebtedness of $16,000.00 secured by deed of trust of record in book 3737, page 615, Register's Office for Davidson County, Tennessee,

A72182

IDENTIF. REFERENCE

MAR 23 11 22 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Seindon
Stahlman Building: Nashville, Tennessee

we, Terence Neil Fails and wife, Julia Fort Fails

have bargained and sold, and by these presents do transfer and convey unto the said C. R. Stuart and wife, Lorene White Stuart, 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. 59 on the plan of Woodmont Estates, Section No. 2, as of record in book 1130, page 99, Register's Office for said County, described as follows:
BEGINNING on the westerly margin of Sugar Tree Road, at the corner of lots Nos. 59 and 60; thence with the line between said two lots, westwardly 174 feet to a point in the easterly line of lot NO. 58; thence with the line between said lots Nos. 58 and 59, southwardly 100 feet to the northerly margin of Abbott-Martin Road; thence with said Road, eastwardly 174.7 feet to the beginning of a curve; thence around said curve, in a northeasterly direction 46.02 feet to the westerly margin of Sugar Tree Road; thence with same, northwardly 104.2 feet to the beginning.
Being the same real property conveyed to Terence Neil Fails and wife, Julia Fort Fails, by deed from Rhinehart F. Gruber and wife, of record in book 3708, page 460, said Register's Office.
INCLUDING BUT EXCLUDING from the above is the following described tract:
Land in the 7th Civil District of Davidson County, Tennessee, being a part of Lot No. 59 on the Plan of Woodmont Estates, Section No. 2, as of record in Book 1130, page 99, Register's Office for said County, described as follows:
BEGINNING at a point where the Lot Line between Lot Nos. 58 and 59, intersect the present Northerly margin of Abbott-Martin Road; thence South 88° East with the said margin of said Road, 174.7 feet to the beginning of a curve; thence around said curve, in a Northeasterly direction 46.02 feet to the Westerly margin of Sugar Tree Road; thence Northwesterly along the West margin of Sugar Tree Road, 5 feet to a point; thence Southwesterly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,000.00

Subscribed and sworn to before me, this the 20th day of March 1970

x C R Stuart
Affiant

My commission expires: June 6, 1972 (Affix Seal)

Mary Emsley
Notary Public

around a curve, a distance of 46.02 feet to the new relocated Northerly margin of Abbott-Margin Road; thence North 88° West 174.7 feet along the new relocated Northerly margin of Abbott-Martin Road to a point; thence Southerly along the Lot Line between Lot Nos. 58 and 59 to the point of beginning.

Being part of the same real property conveyed to Terence Neil Fails and wife, Julia Fort Fails by deed from Rhinehart F. Gruber and wife of record in Book 3708, page 460, Register's Office for said County.

MAR 23 70	CONV	23,000.00			
MAR 23 70	S'TAX		A*	59.80	
MAR 23 70	PR'FEE		A*	.50	
MAR 23 70	W'DEED		A*	4.50	* 64.80

This is improved (X) unimproved ( ) property, known as 3847 Cross Creek Road (House Number) (Street) Nashville, Tennessee 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 C. R. Stuart and wife, Lorene White Stuart, their *heirs and assigns, forever.*

And we *do covenant with the said* C. R. Stuart and wife, Lorene White Stuart *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.*

Except by deed of trust of record in book 3737, page 615, Register's Office for Davidson County, Tennessee.

And we, Terence Neil Fails and wife, Julia Fort Fails, *do further covenant and bind* ~~ourselves, our~~ *heirs and representatives, to warrant and forever defend the title to the said land to the said* C. R. Stuart and wife, Lorene White Stuart their */ heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 19th *day of* March, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Terence Neil Fails

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jean Arnold, a Notary Public in and for said County and State, the within named [redacted], Julia Fort Fails

the bargainor s, 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 19 day of March, 19 70.

Mrs Jean Arnold, Notary Public.

Commission Expires My Commission Expires Nov. 8, 1973

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Enoch, a Notary Public in and for said County and State, the within named Terence Neil Fails, one of

the bargainor s, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of March, 19 70.

Mary Enoch, Notary Public.

Commission Expires June 6, 1972

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 .....