This instrument prepared by:
Thomas E. Stewart, Attorney
4705 Gallatin Road
Nashville, Tennessee 37216

BOOK 4464 PAGE 696

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT A. STEWART, ET UX (NAME:)	ADVANCE MORTGAGE CORPORATION (NAME:)	Map. 72-3
1218 GREENFIELD AVENUE (STREET ADDRESS OR ROUTE NUMBER)	500 FIRST NATIONAL BUILDING (STREET ADDRESS)	Pac. 305
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	DETROIT, MICHIGAN 48232 (CITY) (ZONE) (STATE)	Pat

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) *DOLLARS* cash in hand paid and other valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming the unpaid indebtedness as described and recorded in Book _____, page _____, Register's Office for Davidson County, Tennessee, which the grantees assume, promise to pay and agree to hold the grantors harmless from the same. WILLIAM THOMAS EARPS AND WIFE, MATTIE MAYE EARPS, *have bargained and sold, and by these presents do transfer and convey unto the said* ROBERT A. STEWART AND WIFE, CONNIE 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 East one-half of Lot No. 104 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of Greenfield Avenue and runs back between parallel lines 189.75 feet to a dead line.

Being the same property conveyed to William Thomas Earps and wife, Mattie Maye Earps by deed from Evelyn P. Rives, as recorded in Book 2930, page 385, R.O.D.C.T.

This is unimproved ( ) improved (X) property, known as 1218 Greenfield Avenue, Nashville, Tennessee (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 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.*

And we, the grantors *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.*

Witness our *hands this* 2nd *day of* December, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers, on said day and date.*

William T. Earps
X W T. Earps
Mattie Maye Earps

STEWART NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM THOMAS EARPS AND WIFE, MATTIE MAYE EARPS

the within named 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, Davidson County, Tennessee, this 2nd day of December, 1970.

Thomas E. Stewart
Notary Public

Commission expires 2/3/74

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 purposes therein contained, by signing the name of the corporation by ....self as.....

Witness my hand and seal, at office in....., this.....day of..... DEC-7[illegible] CONV. 19..... 11,641.00

DEC-7[illegible] S'TAX A* 30.16

DEC-7[illegible] PR'FEE A* .50

DEC-7[illegible] W'DEED A* 3.00 * 33.66

Commission expires..... Notary Public

STATE OF TENNESSEE:
COUNTY OFD AVIDSON:

I hereby swear or affirm that the actual consideration or value of the property transferred, is $11,641.01.

Marion Harvey
Affiant

Sworn to and subscribed before me,
This the 2nd day of December, 1970.

Thomas E. Stewart
Notary Public
My Commission Expires: 2/3/74

WARRANTY DEED
FROM
WILLIAM THOMAS EARPS, ET UX
TO
ROBERT A. STEWART, ET UX

A 98355

IDENTIF. REFERENCE

DEC 7 9 21 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Mail
Thomas E. Stewart
P.O. Box 521
Madison, Tenn. 37115