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WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Oliver Stewart and wife Fannie Ella Stewart (NAME)	Fidelity Federal Savings & Loan Association (NAME) 401 Union	Map 58-14 Pcl. 14
4043 Kings Lane, Nashville, Tennessee 37218 (STREET ADDRESS OR ROUTE NUMBER) (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (STREET ADDRESS) (CITY) (STATE) (ZIP)	PW

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------(10.00) *Dollars,*
cash in hand paid by **JAMES OLIVER STEWART AND WIFE, FANNIE ELLA STEWART** the receipt of which is hereby acknowledged, and other good and valuable consideration, CUMBERLAND BUILDERS, INC., a Tennessee corporation-------

---------- *has bargained and sold, and does hereby transfer and convey unto the said*
James Oliver Stewart and wife, Fannie Ella Stewart,
their *heirs and assigns,*
certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Enchanted Hills, Section IV, as of record in Book 3842, Page 112, in the Register's Office for said County, to which plan reference is here made for description.

Beginning at a point on the southerly margin of Kings Lane, being the common front corner of Lots Nos. 175 and 176 southerly 241.9 feet to a concrete monument; thence westerly 226.20 feet to a concrete monument on the easterly margin of West Hamilton Road; thence with the margin of said road northerly 165.32 feet to a concrete monument; thence continuing northerly with the margin of said road 7.65 feet to a concrete monument, being a point in a curve, thence around said curve, northeasterly 39.27 feet to a concrete monument in the southerly margin of Kings Lane, thence easterly with the margin of said lane 180 feet to the point of beginning.

Being the same property conveyed to Cumberland Builders, Inc. from James O. Stewart and wife, Fannie Ella Stewart, by deed of record in Book 4445, Page 69, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4113, Page 151, R.O.D.C., Tennessee, an owner's certificate, a 110 foot setback line from Kings Lane, a 75 foot setback line from West Hamilton Road, a 10 foot easement for utilities and drainage along the southerly line of the lot, an anchor easement 2 1/2 x 30 feet at the northeasterly front corner of the lot, and an overhang easement along the northerly and westerly line of the lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,820.00

Subscribed and sworn to before me, this the 8th day of January 19 71.

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

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unimproved ( )
This is improved (X) property, known as 4043 Kings Lane, Nashville, Tennessee 37218
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James Oliver Stewart and wife, Fannie Ella Stewart, their

~~successors~~ *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said James Oliver Stewart and wife, Fannie Ella Stewart, their

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 8th *day of* January, 19 71, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CUMBERLAND BUILDERS, INC.

By: _____
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Robert W. Thurman, Jr. *, a Notary Public of the State and County aforesaid, personally appeared* L. H. Hardaway, Sr. *, with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President *of the* Cumberland Builders, Inc. *, the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee
this 8th *day of* January *, 19* 71

Robert W. Thurman, Jr. *Notary Public*

Commission expires My Commission Expires JULY 29, 1974

019,226-1

WARRANTY DEED

FROM

CUMBERLAND BUILDERS, INC.

TO

JAMES OLIVER STEWART ET UX
FANNIE ELLA STEWART

B 01518

IDENTIF. REFERENCE

JAN 11 2 54 PM '71

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS
LOAN ASSOCIATION OF NASHVILLE

JAN 11 71 CONV 50,820.00
JAN 11 71 S TAX A* 132.08
JAN 11 71 PR FEE A* .50
JAN 11 71 W DEED A* 4.50 * 137.08

Attorneys TITLE COMPANY
STAHLMAN BUILDING