FORM NO. WD-1

BOOK 1493 PAGE 130

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,100.00

Benjamin F. Stuart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 1971.

Linda S. Cain
Notary Public

MY COMMISSION EXPIRES: April 22, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, Suite 105 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin F. Stuart (NAME)	Murphree Mortgage Company (NAME)	Map 122-10
259 Sawyer Brown Road, (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Par. 74
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	PW

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, C & S BUILDERS, INC., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin F. Stuart and Wife Martha E. Stuart

HEREINAFTER CALLED THE GRANTEES, 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. 103 on the Plan of Stacy Square, Section 3, as of record in Book 4175, page 154, Register's Office for said County, to which said plan reference is hereby made for a complete legal description.

Being part of the same property conveyed to C & S Builders, Inc. by deed from I. R. Schulman, Trustee, of record in Book 4469, page 937, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4467, page 85 and easements and conditions as set forth on the above plan of record; and taxes for the year 1971 which have been pro-rated and assumed by the grantees herein.

unimproved ( )
This is improved (X) property, known as 259 Sawyer Brown Road, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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.

IN WITNESS WHEREOF, C & S BUILDERS, INC. has caused this instrument to be executed by its duly authorized officer this the 3rd day of April, 1971

C & S BUILDERS, INC.

By John E. Cain III, President

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, ______________________, a Notary Public in and for said County and State, the within named ______________________

____

the bargainor___, with whom I am personally acquainted, and who acknowledged that ______ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ______________, Tennessee, this ______ day of ______________ 19___

Commission expires ______________ ______________ Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John E. Cain III

xxx ______________ with whom I am personally acquainted and who upon (his oath) ~~(their respective oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President

xxx ______________ ~~respectively~~ of the C & S Builders, Inc.

the within named bargainor, a corporation, and that (he) (they) as such President

xxx ______________, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John E. Cain III

as such President ~~and attesting the same by the said~~ xxxxxxxxx

xxxsuchxx ______________

Witness my hand and official seal at office at Nashville, Tennessee on this the 3rd day of April, 1971

My commission expires 4-22-72 Linda G. Carter
Notary Public

WARRANTY DEED

FROM

C & S BUILDERS, INC.

TO

Benjamin F. Stuart and wife

B 10829

IDENTIF. REFERENCE

APR 13 2 01 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to:

Nashville, Tennessee

APR 13 71	CONV	18,100.00			
APR 13 71 S'TAX			A*	47.06	
APR 13 71 PR'FEE			A*	.50	
APR 13 71	W'DEED		A*	3.00	* 50.56