THIS INSTRUMENT WAS PREPARED BY R. Price Nimmo, 308 Cavalier Bldg., 95 White Bridge Road, Nashville, Tennessee 37205

WARRANTY DEED

BOOK 4689 PAGE 407

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James R. Stewart (NAME)	Guaranty Mortgage Company (NAME)	8DA26825
409 Basswood Avenue (STREET ADDRESS OR ROUTE NUMBER)	311 - 7th Avenue North (STREET ADDRESS)	Map 90 - 15
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par 31

FOR AND IN CONSIDERATION of the sum of ---EIGHT HUNDRED DOLLARS ($800.00)---------- *Dollars,*

-----MARY DELL STEWART------

have this day bargained and sold, and do hereby transfer and convey unto the said ----JAMES R. STEWART-----

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 444 on the Map of Charlotte Park Subdivision, Section VI, as of record in Book 2900, pages 7 and 8, Register's Office for said County.

SAID Lot No. 444 fronts 67 feet on the westerly margin of Basswood Avenue and extends back 151.6 feet on the northerly line and 165.3 feet on the southerly line to a dead line in the rear on which it measures 96 feet.

BEING the same property conveyed to Billy D. Hinkle and wife, Thelma J. Hinkle by deed from James B. Tomes, Jr. and wife, Marilyn F. Tomes, of record in Book 3803, page 70, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Guaranty Mortgage Company of record in Book 3088, page 403, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer, is $ 800.00

Subscribed and sworn to before me, this the 15 day of March 1973

Affiant

My commission expires: 12-12-76 (Affix Seal) Notary Public

This is improved (X) unimproved ( ) property, known as 409 Basswood Avenue, Nashville, Tennessee (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 R. STEWART----

his *(successors), heirs and assigns forever.* she *covenant that* she *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

she *further covenant and bind* s *heirs and representatives, to warrant and forever defend the title to said real estate to said* ----JAMES R. STEWART----

his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 15th *day of* March, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Mary Dell Stewart

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the Undersigned Mary Dell Stewart, a Notary Public in and for said County and State, the within named 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 Nashville Tennessee this 15 day of March, 1973.

Notary Public

Commission expires R. PRICE NIMMO NOTARY PUBLIC AT LARGE COMMISSION EXPIRES DEC 12, 1976

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.....

MAR 16 73 CONV * 800.00
MAR 16 73 S'TAX A* 2.08
MAR 16 73 PR'FEE A* .50
MAR 16 73 W'DEED A* 4.00 * 6.58

WARRANTY DEED

FROM
MARY DELL STEWART
TO
JAMES R. STEWART

B 98459

IDENTIF. REFERENCE

MAR 16 9 19 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2056
NASHVILLE, TENNESSEE