BOOK 4713 PAGE 835

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$12,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January 19 73

Notary Public

MY COMMISSION EXPIRES: 5-7-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marie Hunter Stewart (NAME)	The Lomas & Nettleton Company (NAME)	15D-20620
1331 Ardee Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	61-16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	226

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, John R. Hopkins and Howard L. Caughron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marie Hunter Stewart et vir James O. Stewart

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. 68, Block "C" on the map of the Re-subdivision of Sunnymeade of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 68 fronts 50 feet on the northerly side of Ardee Avenue and runs back 358 feet on the easterly line and 355.5 feet on the westerly line to a dead line in the rear on which it measures 50 feet thereon.

BEING the same property conveyed to the within named grantors by deed of record in Book _____, Page _____, said Register's Office.

However, this conveyance is subject to the grantees assumption of and agreement to pay the remaining balance of a certain deed of trust note evidenced by a deed of trust of record in Book 4299, Page 501, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 1331 Ardee Avenue, 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.

Witness our hands this 10th day of January, 1973

John Hopkins

John Hopkins

Howard L. Caughron

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STATE OF TENNESSEE
Davidson County

Melvin W. Alcorn

Personally appeared before me, ~~M. W. Georgeacon~~, a Notary Public in and for said County and State, the within named John R. Hopkins and Howard L. Caughron

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 10th day of January 19 73

Commission expires 5-7-77

Melvin W. Alcorn
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
JOHN R. HOPKINS AND

HOWARD L. CAUGHRON

TO
MARIE HUNTER STEWART

Mail To
All-State Realty
700 W. Main St.
Hendersonville, Tn 37075

09448

IDENTIF. REFERENCE

JUN 4 12 53 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

JUN-4-73	CONV	12,600.00			
JUN-4-73	S'TAX		A*	32.76	
JUN-4-73	PR'FEE		A*	.50	
JUN-4-73	M'DEED		A*	4.00	* 37.26