This Form furnished by Attorneys Title Company, Inc.

BOOK 4782 PAGE 157

Form No. WD-2

FROM

Peter J. Lunati

Barbara F. Lunati

TO

John H. Stewart

Lizzie B. Stewart

For draftsman's use

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Stewart (NAME)	Same (NAME)	119-6-166
62 Jay Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DA 14776

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 21 1 25 PM '74

FELIX Z. WILKINSON REGISTER DAVIDSON COUNTY, TENN.

C39187

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$15,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January 19 74

Notary Public

MY COMMISSION EXPIRES: 1-8-1975

(AFFIX SEAL)

Deed prepared by L. M. Wood, Attorney, 1916 Eighth Avenue, S., Nashville, Tennessee 37203

For and in Consideration of the sum of

Ten and No/100 DOLLARS

cash in hand paid by the grantees herein named, and the said grantees do hereby assume and agree to pay an unpaid balance of approximately $11,300.00 of a note in the original amount of $12,100.00 secured by an instrument of record in Book 4276, page 519, Register's Office for Davidson County, Tennessee.

We, Peter J. Lunati and wife, Barbara F. Lunati have bargained and sold, and by these presents do transfer and convey unto the said John H. Stewart and wife, Lizzie B. Stewart and daughter, Betty L. Stewart, on death of any party, their interest passes to survivor. their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 93 on the Map of Sterling Heights, Section III, of record in Book 1424, page 113, Register's Office for said County.

SAID Lot No. 93 fronts 75 feet on the north side of Jay Street and runs back between parallel lines, 160 feet to a dead line.

BEING the same property conveyed to Peter J. Lunati and wife, Barbara F. Lunati by deed from Robert Earl Jones, unmarried, of record in Book 4768, page 671, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictive covenants as of record in Book 1728, page 541 and Book 1424, page 113, Register's Office for Davidson County, Tennessee.

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This is unimproved (x) improved ( ) property, known as 62 Jay Street, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John H. Stewart and wife, Lizzie B. Stewart and daughter Betty L. Stewart their heirs and assigns, forever.

And we do covenant with the said John H. Stewart and wife, Lizzie B. Stewart and Betty L. Stewart 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. except as hereinbefore stated and 1974 taxes.

And we, Peter J. Lunati and Barbara F. Lunati

do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said John H. Stewart and Lizzie B. Stewart and Betty L. Stewart their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 21st day of January, 1974

Peter J. Lunati

Barbara F. Lunati

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter J. Lunati and Barbara F. Lunati

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 21st day of January, 1974

L M Wood, Notary Public.

Commission expires 11-8-1975

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 .....

JAN21-CONV 15,950.00
JAN21-STAX A* 41.34
JAN21-FEE A* .50
JAN21-RDEED A* 4.00 * 45.84

Witness my hand and seal, at office in .....,

this .....day of ....., 19.....

....., Notary Public.

Commission expires .....