BOOK 4864 PAGE 997

THIS INSTRUMENT PREPARED BY:
Thomas E. Stewart, Attorney
223 Madison Street
Madison, Tenn. 37115

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| CORNELIA O. STEWART | SAME | MAP 51-3 |
| (NAME) | (NAME) | PAR.152 |
| 2801 EASTLAND AVENUE | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| NASHVILLE, TN. | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100---------- ---------- ($10.00) ---- *Dollars,*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged, including the assumption of balance of unpaid note secured by deed of trust of record in Book 3820, page 993 and Deed of Correction in Book 3895, page 234, Register's Office for Davidson County, Tennessee, which grantee agrees to pay and further agrees to hold grantors harmless from same.

JOHN C. ADKERSON AND WIFE, LOYCE O. ADKERSON,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

CORNELIA O. STEWART, her

*(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 52 on the Map of Stratton Heights, as of record in Book 1835, page 13, Register's Office for said County.

Said Lot No. 52 fronts 65 feet on the west side of Cayce Drive and runs back between lines, 173. 8 feet on the north line and 160.9 feet on the south line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to John O. Adkerson and wife, Loyce O. Adkerson, by deed from James W. Waddey and wife, Mary Ruth Waddey per Book 4487, page 343 and Book 4487, page 555, R. O. D. C. T.

Subject to restrictive covenants, setback lines, easements, etc. of record.

The above grantors have not advanced any of their own money and were holding the above described property in a constructive trust for the use and benefit of the grantee, and this instrument is only conveying what has been orally agreed upon.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ $0-13,997.75

Subscribed and sworn to before me, this the 4th day of October 19 74

My commission expires: 2-1-75 (Affix Seal)

Affiant John C Adkerson

Notary Public H. B. Duncan

This is unimproved ( ) improved ( ) property, known as 910 Cayce Drive, Madison, 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*
grantee, her
*(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, her
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 4th *day of* October, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John C Adkerson

Loyce O. Adkerson

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STATE OF TENNESSEE } TENNESSEE
COUNTY OF DAVIDSON } DAVIDSON

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* JOHN C. ADKERSON AND WIFE, LOYCE O. ADKERSON,

*the within named 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* 4TH *day of* October, *19*74.

H B Duncan
Notary Public

*Commission expires* 2-1-75

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* .....

NOV-1[illegible] . CONV 12,077.75
NOV-1[illegible]S'TAX A* 31.49
NOV-1[illegible]PR'FEE A* .50
NOV-1[illegible] W'DEED A* 4.00 * 35.99

**WARRANTY DEED**

FROM

JOHN C. ADKERSON, ET UX

TO

CORNELIA O. STEWART

C 7 6 7 3 6

IDENTIF. REFERENCE

NOV 1 9 33 AM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115