Buyer

SEND TAX BILL TO:
Carl E. Stewart, Jr.
3117 Windemere Circle
Donelson, TN 37214

Field Bk. No. 3D-69135
Map & Parcel No. 84-8-94

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD
Attorney at Law
105-1/2 South Cumberland
Lebanon, TN 37087

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T
IDENTIF. REFERENCE

JUN 16 9 35 AM '75
FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Thirty-Five Thousand Five Hundred Dollars ($35,500.00), cash in hand paid, the receipt of which is hereby acknowledged, we, BOBBY R. SCOTT and wife, JACQUELINE MERRYMAN SCOTT, have this day bargained, sold, transferred and conveyed unto CARL E. STEWART, JR. and wife, DOROTHY S. STEWART, as tenants by the entirety, their heirs and assigns, the following described property, to-wit:

Land situated and lying in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 165 on the Plan of Section VI, Lincoya Hills, of record in Book 2331, Page 71, Register's Office for said county.

Said Lot No. 165 fronts 214.4 feet on the northerly side of Windemere Circle and extends back 416.5 feet on the westerly line and 358.6 feet on the easterly line to a line in the rear measuring 85.0 feet.

DEED REFERENCE:
Being the same property conveyed to Bobby R. Scott and wife, Jacqueline Merryman Scott by deed from C. Edward Coomer, Trustee, of record in Book 4784, Page 227, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging to the said CARL E. STEWART, JR. and wife, DOROTHY S. STEWART, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to sell, transfer and convey the same; that same is free, clear and unencumbered; and that we will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever; EXCEPTING, HOWEVER: taxes for the year 1975, and thereafter, all of which the Grantees herein assume and agree to pay.

This property subject to restrictions filed for record in Book 2450, Page 363, Register's Office for Davidson county, Tennessee, and easement

for sanitary sewers and/or storm drainage of record in Book 4867, Page 204, said Register's Office. The recorded plan shows anowner's certificate, a 40 foot setback line from Windemere Circle, and a 10 foot easement for public utilities along the rear line of said lot, and a utility anchor easement 2.5x20 feet located on the east front corner of said lot, and an anchor easement 5x20 feet located on the front line near the west front corner.

JUN 16 CONV 35,500.00
JUN 16 S'TAX A* 92.30
JUN 16 R'FEE A* .50

The taxes for the year 1975 will be prorated as of date of deed.

POSSESSION shall be given 30 days from date of deed.

IN WITNESS WHEREOF, we have hereunto set our hands this the 14th day of June, 1975.

BOBBY R. SCOTT

JACQUELINE MERRYMAN SCOTT

CHARLES E. HALL NOTARY PUBLIC WILSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainors, BOBBY R. SCOTT and wife, JACQUELINE MERRYMAN SCOTT, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Wilson County, Tennessee, on this the 14th day of June, 1975.

Notary Public

My commission expires:
10/22/77

CHARLES E. HALL NOTARY PUBLIC WILSON COUNTY, TENN.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $35,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Carl E. Stewart Jr.
Affiant

Subscribed and sworn to before me this the 16th day of June 1975

Charles E. Hall