ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Russell A. Steward (NAME)	Same as new owner (NAME)	72-3-118
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
TEN AND NO/100---------- DOLLARS

Cash in hand paid and good and valuable consideration the receipt of which is hereby acknowledged, we;

JAMES T. GARDNER AND WIFE, MILDRED A. GARDNER

have bargained and sold, and by these presents do transfer and convey unto the said Russell A. Steward and wife, Virginia P. Steward

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 169 on the Plan of Inglewood Lots of record in Book 332, page 101, Register's Office for said County.

Said Lot No. 169 fronts 100 feet on the northerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line, measuring 100 feet on said dead line.

Being the same property conveyed to James T. Gardner and wife, Mildred A. Gardner by deed from Grace Dawson, an unmarried woman, of record in Book 2045, page 473, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1131 Howard Avenue (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 13th day of November, 19 75.

James T. Gardner

Mildred A. Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named James T. Gardner and wife, Mildred A. Gardner

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 13th day of November, 19 75.

My commission expires April 26, 1978 Notary Public L. D. Richards

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 26,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Russell A Steward

Sworn to and subscribed before me
this 13th day of November, 19 75.

My commission expires April 26, 1978 Notary Public L. D. Richards

This instrument was prepared by:

C. H. Briley, Jr., Attorney — 344 4th Avenue North, Nashville, Tennessee 37219
Name — Address

NOV 14 75 CONV 26,500.00
NOV 14 75 S'TAX A* 68.90
NOV 14 75 PR'FEE A* .50
NOV 14 75 W'DEED A* 4.00 * 73.40

G-242557 bhc

WARRANTY DEED

FROM JAMES T. GARDNER AND WIFE, MILDRED A. GARDNER

TO RUSSELL A. STEWARD AND WIFE, VIRGINIA P. STEWARD

D 24370

IDENTIF. REFERENCE

Nov 14 9 48 AM '75

FELIX J. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

FILE TENNESSEE TITLE CO.