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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. Stewart Sr.	Same	
(NAME) 621 Dunston Drive	(NAME)	164
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn. 37211	(STREET ADDRESS)	P/O 159
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

I, Tennie M. Stewart, a widow

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

Charles E. Stewart, Sr.,

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

Land lying and being in the 2nd Civil District of Davidson County, Tennessee and described according to an unrecorded survey made by John D. McCormick, November 15, 1975, as follows to wit:

Beginning at an iron pin at the northwest corner of the property conveyed to Murrell Stewart by deed from Tennie M. Stewart of record in Book 4855, page 452, Register's Office for Davidson County, Tennessee; thence north 3° 45' east 396.6 feet to an iron pin; thence north 87° 11' west 300 feet to an iron pin; thence south 3° 45' west 392.0 feet to an iron pin; thence south 89° 20' east 300 feet to the point of beginning, containing 3.72 acres, more or less.

Being part of the property conveyed to Emerson N. Stewart and wife, Tennie M. Stewart by deed from J. R. Morton, et al of record in Book 911, page 168, Register's Office for Davidson County, Tennessee. The said Emerson N. Stewart is now deceased.

The above described property is conveyed subject to an easement for ingress and egress along the northerly 50 feet of the above described property as shown on said survey.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 500.00

Subscribed and sworn to before me, this the 12 day of February 19 76

Affiant X Charles E. Stewart Sr.

My commission expires: 11-12-78 (Affix Seal)

Notary Public Dewey W. Pedigo

This is unimproved ( ) improved ( ) property, known as ..... (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

Charles E. Stewart, Sr., his

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Charles E. Stewart, Sr., his

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 12 day of February, 19 76 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Sexton

Stahlman Building: Nashville, Tennessee

Tennie M. Stewart

RECEIVED FOR RECORD

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dewey W. Pedigo, a Notary Public in and for said County and State, Tennie M. Stewart

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of February 1976

Dewey W. Pedigo
Notary Public at Large

Commission expires 11-12-78

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 _____

FEB 17 76	CONV	*	500.00				
FEB 17 76	S'TAX			B*	1.30		
FEB 17 76	PR'FEE			B*	.50		
FEB 17 76	W'DEED			B*	4.00	*	5.80

WARRANTY DEED

FROM
TENNIE M. STEWART
TO
CHARLES E. STEWART, SR.

D 36243

IDENTIF. REFERENCE

FEB 17 10 10 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON