BOOK 5022 PAGE 879

Buyer
SEND TAX BILL TO:
Harold E. Stewart
Rt 6
mt. Juliet, Tenn
37122

PARCEL NO. 017

GROUP NO. _____

MAP NO. 84-11 PW

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

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Twenty-Five Thousand Five Hundred Dollars ($25,500.00), paid and to be paid as follows: that is, the sum of Seventeen Thousand Two Hundred Seventy-Eight and 56/100 Dollars ($17,278.56) for the conveyance of another certain tract or parcel of land by the Grantees hereinafter named to the Grantors herein and the balance of Eight Thousand Two Hundred Twenty-One and 44/100 Dollars ($8,221.44) by the assumption of a certain Deed of Trust to secure First Federal Savings & Loan of Nashville, Tennessee, (originally to secure Lovell & Malone), dated December 30, 1963, and of record in Trust Deed Book 3689, Page 547, and assigned to First Federal Savings & Loan of Nashville, Tennessee on February 20, 1964, we, THOMAS E. TERRY and wife, MARY F. TERRY, have this day bargained, sold, transferred and conveyed unto HAROLD E. STEWART and wife, VIRGINIA E. STEWART, their heirs and assigns, the following described tract or parcel of land, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 84, on the map of Maplecrest, as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the north margin of Modena Court, at the corner of Lots 83 and 84; thence with the line between said lots, northerly 202 feet to a point; thence northeasterly 71 feet to a corner of Lot 87; thence with the line between lots 84 and 87, southeasterly 91.8 feet to a corner of Lot 86; thence with line between lots 84 and 86, southerly 110 feet to the corner of Lot 85; thence with the line between lots 84 and 85, southwesterly 65 feet to the north margin of Modena Court; thence with margin of the same, westerly around a slight curve, 40 feet to the point of beginning.

DEED REFERENCE:

Being the same property conveyed unto the Grantors herein by deed from Thomas W. Neel, et ux, dated December 20, 1963, of record in Book 3672, Page 477, Register's Office for Davidson County, Tennessee.

This improved property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 25,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 7th DAY OF May 1976

Deputy Register

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging unto the said HAROLD E. STEWART and wife, VIRGINIA E. 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 same; that same is free, clear and unencumbered; EXCEPT AS NOTED ABOVE, 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 1977 and thereafter, all of which the Grantees herein assume and agree to pay. Taxes for the year 1976 shall be prorated as of date of deed and settled in cash between the parties, with Grantees assuming payment thereof.

This conveyance is subject to any restrictions, zoning rules and/or regulations applicable to Lot No. 84 of Maplecrest subdivision.

POSSESSION shall be given with delivery of deed.

IN WITNESS WHEREOF, we have hereunto set our hands this the 7th day of May, 1976.

Thomas E. Terry
THOMAS E. TERRY

Mary F. Terry
MARY F. TERRY

MAY-7[illegible] CONV
[illegible]'S TAX 5.30
MAY-7[illegible] FEE .50
DEED

STATE OF TENNESSEE
COUNTY OF WILSON, SS:

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county, the within named bargainors, THOMAS E. TERRY and wife, MARY F. TERRY, 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 Lebanon, Wilson County, Tennessee, this the 7th day of May, 1976.

Notary Public

My commission expires:

10-2-77

TENNESSEE REFERENCE

MAY 7 2 13 PM '76

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