Mail Instrument Prepared by:
Security Federal National Bank
Nashville, Tennessee 37219

BOOK 5023 PAGE 404

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-5-60	JAMES M. STUART, ET UX	First American National Bank P. O. Box 2708 Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 03948
12W-345	5303-1/2 Elkins Avenue	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; I,

ALLIE T. THOMAS, unmarried,

MAY 10 76	CONV	16,900.00		
MAY 10 76	S'TAX		B* 43.94	
MAY 10 76	R'FEE		B* .50	
MAY 10 76	W'DEED		B* 4.00	* 48.44

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES M. STUART and wife, LINDA D. STUART,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at a point on the south side of Elkins Avenue, (formerly Second Avenue) West Nashville 82 feet west of the southwest corner of Elkins Avenue and Fifty-Third Avenue, (formerly Twelfth Street) running thence in a westerly direction along the south margin of Elkins Avenue 78 feet to a point thence in a southerly direction parallel to Fifty-third Avenue, 180 feet to an alley; thence in an easterly direction along said alley 78 feet to a point; thence in a northerly direction along a line parallel to and 82 feet west of Fifty-Third Avenue, 180 feet to the point of beginning.

Being the same property conveyed to Robert L. Thomas and wife, Allie T. Thomas, by deed from The Nashville Chattanooga & St. Louis Railroad, a Tennesse corporation, of record in Book 1291, page 532, Register's Office for Davidson County, Tennessee, the said Robert L. Thomas, having since died.

This conveyance is made subject to restrictions of record, if any.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1976 taxes which have been prorated and assumed by the grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of April, 1976.

Allie T Thomas
ALLIE T. THOMAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, DAVID B. HERBERT a Notary Public in and for the State and County aforesaid, personally appeared the within named Allie T. Thomas, unmarried,

the bargainor(s), 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, the 28th day of April, 1976.

My commission expires: 7-27-77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 76

MY COMMISSION EXPIRES 7-27-77 (AFFIX SEAL) Notary Public

D 48362

WARRANTY DEED

DBH:jpf

FROM
ALLIE T. THOMAS,
Unmarried

TO
JAMES M. STUART AND WIFE,
LINDA D. STUART

IDENTIFICATION REFERENCE

MAY 10 3 15 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public