BOOK 5041 PAGE 866

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY B. J. BOYD, ATTY., ASHLAND CITY, TENN. 37015.

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeannie Carol King	Same	Map 29
(NAME) 5860 Ealy's Crk Rd	(NAME)	Parcel 92 (part)
(STREET ADDRESS OR ROUTE NUMBER) Joelton 37080 Tenn	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of SIX THOUSAND AND NO/100 ($6,000.00) ---------- Dollars, cash, paid by Jeannie Carol King, the receipt of which is hereby acknowledged,

we, Vanessa Kay Stuart and husband, Steven Stuart,

have this day bargained and sold, and do hereby transfer and convey unto the said Jeannie Carol King and her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

In the 14th district of said County, BEGINNING at a telephone pole in the northeasterly margin of U. S. Highway 41-A, corner of a Service Station Lot; thence, with the northwesterly line of said Service Station Lot, N. 48° 50' E. 201.7 feet to an iron pin; thence S. 30° 22' E. 244.8 feet to an iron pin; thence S. 17° 00' W. 230 feet to a telephone poles in the northeasterly margin of said U. S. Highway No. 41-A; thence, with said margin of said Highway Right of way, N. 38° 16' W. 197.67 feet to a telephone pole, and N. 31° 19' W. 167 feet to the beginning.

BEING part of the same property conveyed to Hugh S. Williams and wife, Fannie Krantz Williams, by deed from W. J. Fesmire and wife, of record in Book 1551 page 31, Register's Office for Davidson County, Tennessee. Upon the death of Hugh S. Williams, title to said property vested in his wife, Fannie Krantz Williams, who remarried, and was the same person as Fannie J. Williams Perry. Vanessa Kay Stuart, who, before her marriage was Vanessa Kay (Moore)Williams, acquired title to said property by the Will of said Fannie J. Williams Perry, deceased. A certified copy of the Order of the Court construing said Will is recorded in Book 4459 page 792, Register's Office of Davidson County, Tennessee. By the provisions of said order, absolute title to said property vested in Vanessa Kay Moore Williams, now Vanessa Kay Stuart, when she became 21 years of age on June 6, 1976.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 19 76

Notary Public

My commission expires: 1-21-1979.

(Affix Seal)

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 Jeannie Carol King and her heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except by 1976 taxes which will be prorated.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Jeannie Carol King and her heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 2nd. day of July, 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.

Vanessa Kay Stuart

Steven Stuart

RECORDED JUL 8 1976

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STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ CHEATHAM }

Personally appeared before me, B. J. Boyd, a Notary Public in and for said County and State, Vanessa Kay Stuart and wife, Steve Stuart,

the within named bargainors, 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 Ashland City, Tennessee, this 2nd day of July, 1976.

B. J. Boyd Notary Public

Commission expires 1-21-1979.

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.....

WARRANTY DEED

VANESSA KAY STUART ET VIR FROM

TO

JEANNIE CAROL KING

D 56709

IDENTIFICATION REFERENCE

JUL 2 1 46 PM '76

REGISTER'S OFFICE DAVIDSON CO., TENN.

Compliments of

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

JUL-2 76	CONV	*6,000.00			
JUL-2 76	S'TAX		B*	15.60	
JUL-2 76	PR'FEE		B*	.50	
JUL-2 76	W'DEED		B*	4.00	* 20.10