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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edgar W. Stuart and wife, Hettie L. Stuart (NAME:)	Lomas & Nettleton (NAME:)	130-11-17
908 Westview Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	BM-03030
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia 23451 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) ---------- *DOLLARS*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 3960, page 909, Register's Office for Davidson County, Tennessee,

I, Walter Keith III, a widower,

have bargained and sold, and by these presents do transfer and convey unto the said Edgar W. Stuart and wife, Hettie L. Stuart, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 49 on the Plan of New Golf Club Subdivision of record in Book 421, page 104, Register's Office for said County.

SAID Lot No. 49 fronts 100 feet on the easterly side of Westview Avenue, formerly Highland Avenue, and extends back between parallel lines 250 feet to a dead line.

BEING the same property conveyed to Walter Keith III, and wife, Elizabeth McCullough Keith by deed from George A. W. Livingston of record in Book 3948, page 474, Register's Office for Davidson County, Tennessee. The said Elizabeth McCullough Keith being now deceased.

This conveyance is made subject to the following encumbrances:

(1) 1978 taxes, to be prorated and assumed by Grantees.
(2) Restrictive covenants contained in instrument of record in Book 653, page 112; and made applicable to Lot No. 49 in Book 1153, page 314, said Register's Office.
(3) Deed of Trust of record in Book 3960, page 909, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 91,000.00

Subscribed and sworn to before me, this the 10th day of February 1978

Affiant

My commission expires: 3-21-79
(Affix Seal)

Notary Public

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IDENTIF. REFERENCE

FEB 10 2 17 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB10 78	CONV	91,000.00			
FEB10 78	S'TAX		B*	236.60	
FEB10 78	PR'FEE		B*	.50	
FEB10 78	W'DEED		B*	6.00	* 243.10

unimproved ( )
This is improved (X) property, known as 908 Westview Avenue, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edgar W. Stuart and wife, Hettie L. Stuart, their *heirs and assigns, forever.*

And I *do covenant with the said* Edgar W. Stuart and wife, Hettie L. Stuart *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as noted above.

And I, Walter Keith III, a widower,

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Edgar W. Stuart and wife, Hettie L. Stuart, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 10th *day of* February, *19*78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter Keith III

WALTER KEITH III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Walter Keith III

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

Witness my hand and official seal at Nashville, Tennessee, this 10th day of February, 19 78.

Ollie Mai Parsley, Notary Public.

Commission Expires 2-21-79

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, 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 day of , 19 .

, Notary Public.

Commission Expires .

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 .