This instrument prepared by: Stewart, Brack, Ayers & Mathiesen, Attorneys
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 5385 PAGE 248

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WALLACE R. DRIVER, ET UX	SAME	51-11
(NAME:)	(NAME:)	
P.O. Box 574		P/O Par 18 1s
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TN. 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ---------TEN AND 00/100----------

----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

THOMAS E. STEWART AND WIFE, NANCY G. STEWART, hereinafter referred to as Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* ~~WALLACE R. DRIVER AND WIFE, LUCILLE DRIVER, hereinafter~~ referred to as Grantees, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 7 on the Plan of Wellington Square of record in Book 5200, page 91, Register's Office for said County, and described as follows: Beginning in the northwest corner adjacent to Wellington Drive and along the margin of Wellington Drive, South 86 degrees 11' 03" East L=41.84 feet and 62.0 feet to a point, the Dances corner; thence South 04 degrees 01' 57" West 158.16 feet; thence North 73 degrees 02' 00" West 159.12 feet to the east margin of Wellington Court; thence along said easterly margin, North 16 degrees 58' 00" West 108.02 feet to a point; thence around a curve having a radius of 25.00 feet, 36.39 feet to the point of beginning.

Being a portion of the same property conveyed to Thomas E. Stewart and wife, Nancy G. Stewart, by deed from Dortha M. Huffine of record in Book 4933, page 649, Register's Office for Davidson County, Tennessee.

The Grantors and the Grantees agree that before the Grantees resell the above described property that they will mutually agree upon covenants, restrictions, and associations as it pertains to the entire subdivision. This shall be binding upon the heirs, successors, and assigns of both parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $25,000.00

Subscribed and sworn to before me, this the 11th day of January 1979

Wallace R. Driver
Affiant

My commission expires: 7-18-82
(Affix Seal)

Judith W. Adkins
Notary Public

U.P. TAX $25.00

DAVIDSON COUNTY

JAN 15	CONV	25,000.00			
JAN 15 S'TAX			B*	65.00	
JAN 15 PR'FEE			B*	.50	
JAN 15	W'DEED		B*	6.00	* 71.50

unimproved ( )
This is improved ( ) property, known as ..... (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 Grantees, their *heirs and assigns, forever.*

And we *do covenant with the said* Grantees *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 11th *day of* January, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Norma E. Stewart

Nancy D. Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

THOMAS E. STEWART AND WIFE, NANCY G. STEWART

the 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 Madison, Tennessee, this 11th day of January, 19 79.

Carolyn J. McLoney, Notary Public.

Commission Expires 3/15/81.

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 .

F. 0 9 6 8 6

IDENTIF. REFERENCE

JAN 15 2 22 PM '79

FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TENN.