FILE BOX 4 81-1-10

BOOK 5701 PAGE 604 TENN. NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,233.37

John W. Stewart Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF JANUARY, 1981

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1208 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN W. STEWART JR. ETUX (NAME)	THE KISSELL COMPANY (NAME)	60-4-78
3133 OAK RIDEG DRIVE (STREET ADDRESS OR ROUTE NUMBER)	30 WARDER STREET (STREET ADDRESS)	12DZ-43530
NASHVILLE, TENNESSEE 37207 (CITY) (STATE) (P. O. ZIP)	SPRINGFIELD, OHIO 45501 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN F. PETWAY AND WIFE, CHARLIE MAE PETWAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN W. STEWART, JR. AND WIFE, ALMA J. STEWART

HEREINAFTER CALLED THE 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 Davidson County, Tennessee, being Lot No. 59 on the Plan of Section I, Oak Park, as of record in Book 3600, page 84, Register's Office for said County.

SAID Lot No. 59 fronts 90 feet on the easterly side of Oak Ridge Drive and extends back 151.78 feet on the northerly line and 152.37 feet on the southerly line to a line in the rear which measures 90 feet.

BEING the same property conveyed to John F. Petway and wife, Charlie Mae Petway by deed from James A. Crawley and wife, Valerie Crawley of record in Book 5544, page 302, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3821, page 343 and amended in Book 3865, page 403, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantee (s) herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantor (s) herein to THE KISSELL COMPANY in the original principal amount of $57,450.00 of record in Book 5544, page 305 Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ (X) improved property, known as 3133 OAK RIDGE DRIVE NASHVILLE, TENNESSEE
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand S this 19th day of JANUARY, 19 81

John F. Petway
JOHN F. PETWAY

Charlie Mae Petway
CHARLIE MAE PETWAY

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN F. PETWAY AND WIFE, CHARLIE MAE PETWAY, the bargainor S, 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 NASHVILLE, Tennessee, this 19th day of JANUARY, 1981.

Commission expires 4/22/84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

JOHN F. PETWAY AND WIFE,

CHARLIE MAE PETWAY

TO

JOHN W. STEWART JR. AND WIFE,

ALMA J. STEWART

G 2 5 9 2 5

IDENTIF. REFERENCE

JAN 19 1 52 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

5540 01/19 173.42- CHECK

136

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5701 PAGE 606

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			64233.37-	CO
			166.92	CO TX
			.50	PRFEE
			6.00	WDELD
			CHECK	173.42-
5548A01/19/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 5 9 2 5

IDENTIF. REFERENCE

JAN 19 1 52 PM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 802615