This Instrument Prepared By:
Thomas E. Schoenheit
MANIER,WHITE,HEROD,HOLLABAUGH&SMITH,P.C.
700 Home Federal Tower
Nashville, Tennessee 37219

BOOK 5724 PAGE 865

WARRANTY DEED

William T. Hewitt

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas E. Stewart	Same	42-16-169
Suite 108, Madison Bldg.	(NAME)	
223 Madison Street	(STREET ADDRESS)	
Madison, Tennessee 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100---------- *Dollars,*

cash in hand paid receipt of which is hereby acknowledged and other good and valuable consideration together with the assumption of a deed of trust of record in Book 4310, page 355, Register's Office for Davidson County, Tennessee, payable to First Franklin Federal Savings and Loan Association in the original principal amount of $24,000.00, J. Michael Franks, Trustee

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas E. Stewart *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 11th Civil District of Davidson County, Tennessee, being Lots No. 11 and 12 on the Plan of the Douglas-Levine Subdivision at Madison, Tennessee, as of record in Book 547, page 44, Register's Office for Davidson County, Tennessee. Said Lot No. 11 fronts 50.45 feet on the northerly side of an unnamed road, and runs back 222.21 feet on the east line and 228.94 feet on the west line to a dead line, showing 50 feet on said dead line; said Lot No. 12 fronts 50.45 feet on the northerly side of an unnamed road, and runs back 228.94 feet on the east line and 235.67 feet on the west line to a dead line, and shows 50 feet on said dead line.

Being the same property conveyed to Michael Franks, Trustee, by deed in lieu of foreclosure from Cecil C. Conley, Jr. and wife, Evelyn M. Conley of record in Book 5682, page 278, Register's Office for Davidson County, Tennessee.

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF DAVIDSON Tarrant

The actual consideration or value whichever is greater, for this transfer is $85,000.00

Subscribed and sworn to before me, this the 31st day of March, 19 81

Affiant Michael Franks

MARY WILSON, Notary Public
IN AND FOR TARRANT COUNTY, TEXAS
MY COMMISSION EXPIRES MAY 18, 1981

My commission expires:

Notary Public

This is improved ( ) unimproved (XX) property, known as 106 Madison Street, Madison, Tennessee
(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 Thomas E. Stewart *(successors), heirs and assigns forever.* I *covenant that* I am *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 for the deed of trust in favor of First Franklin Federal Savings and Loan mentioned above, and 1981 taxes, a lien but not yet due and payable. I *further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas E. Stewart *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 31st *day of* March, 19 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. Michael Franks, Trustee

J. Michael Franks, Trustee

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STATE OF ~~TENNESSEE~~ Texas }
COUNTY OF ~~DAVIDSON~~ Tarrant }

Personally appeared before me, Mary Wilson, a Notary Public in and for said County and State, Michael Franks, Trustee the within named 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 Ft Worth, Tarrant County, Texas ~~Tennessee~~ this 21 day of March, 19 81.

MARY WILSON, Notary Public
IN AND FOR TARRANT COUNTY, TEXAS
MY COMMISSION EXPIRES MAY 16, 1981

Mary Wilson Notary Public

Commission expires

NOTARY PUBLIC TARRANT CO. TEXAS

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 ...

G 3 4 5 5 2

IDENTIF. REFERENCE

MAR 24 4 21 PM '81

FEE $ ... REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
J. Michael Franks

TO
Thomas E. Stewart

Compliments of

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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
			85000.00- CO	
			221.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 227.50-	
6F38A03/24/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G34552

IDENTIF. REFERENCE I

MAR 24 4 21 PM '81

FELIX Z. II REGISTER
DAVIDSON COUNTY, TENN.

No. 813276