FORM NO. WD-1

BOOK 5833 PAGE 497

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,500.00

Charles S. Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December, 1981.

Notary Public

MY COMMISSION EXPIRES: 11-17-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2033 Richard Jones Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles S. Stewart et ux (NAME)	Third National Mortgage Company (NAME)	150-7
3144 Country Meadow Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	109
Antioch, TN 30013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Kenneth N. Scarboro and wife, Sharon Scarboro,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles S. Stewart and wife, Carole M. Fernandez,

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. 105 on the plan of Re-Subdivision of Lots 102, 103, 104 and 105 of "The Country, Section 4-A" of record in Book 5190, page 360, Register's Office for said County.

SAID Lot No. 105 fronts 153.03 feet on the southerly margin of Country Meadow Road and extends back 142.90 feet on the southeasterly line and 110.38 feet on the northwesterly line to a dead line in the rear, measuring 97.86 feet thereon.

BEING the same property conveyed to Kenneth N. Scarboro and wife, Sharon Scarboro, by deed from Randall Phillips Builders, Inc., of record in Book 5568, page 755, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5404, page 770, Register's Office for said County, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Third National Mortgage Company, of record in Book 5568, page 758, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

This instrument is executed on behalf of Sharon Scarboro by Joe N. Hopper as her Attorney-In-Fact pursuant to a Power Of Attorney which is attached hereto as an Exhibit to this instrument.

Sharon Scarboro and Sharon Cameron Scarboro are one and the same person.

unimproved ( )
This is improved (X) property, known as 3144 Country Meadow Road, Antioch, Tennessee 37013
(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 22nd day of December, 1981

SHARON SCARBORO

Kenneth N. Scarboro

BY:
Joe N. Hopper, Attorney-In-Fact

4358 ..... 12/29/81 0:52:00 CHECK

STATE OF TENNESSEE
Davidson County

BOOK 5833 PAGE 498

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

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 22nd day of December, 1981.

Commission expires April 21, 1985

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
KENNETH N. SCARBORO ET UX

TO
CHARLES S. STEWART ET UX

G 7 3 0 2 8

MAIL END.

IDENTIF. REFERENCE

DEC 23 9 00 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

RUSH

WILKINS & ADAMS
ATTORNEYS AT LAW
2033 RICHARD JONES ROAD
NASHVILLE, TENNESSEE 37215

dp

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 Joe N. Hopper, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Sharon Scarboro as her Attorney-In-Fact, as the free act and deed of the within named Sharon Scarboro. Witness my hand and official seal at Nashville, Tennessee this 22nd day of December, 1981.

Notary Public

My Commission Expires: 11-17-84

POWER OF ATTORNEY BOOK 5833 PAGE 499

KNOW ALL MEN BY THESE PRESENTS, That Sharon Duncan Sanders

of 3144 Central Memphis in the State of Tennessee

do hereby appoint Lee T. Hagewood Jr.

of Brentwood in the State of Tennessee

Agent and Attorney in fact, for and in my name to

Execute all necessary documents including but not limited to the sale of property at the above address. Receive closing statement and any proceeds from the sale of this property. This document is limited to the sale of the above property.

And to do and perform such matters as may be necessary and expedient for the purpose of carrying out the objects above mentioned, and I hereby ratify and confirm all that my said Agent and Attorney in fact may do in said premises.

Witness my hand and seal, this 3rd day of December, 1981.

Sharon Duncan Sanders (Seal)

Sealed and delivered in the presence of

Linda Lee Hagewood
Notary Public
Davidson Co.
Tennessee
Comm Exp. 1-22-84

_____ (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for the State and County aforesaid, duly commissioned, qualified and acting, _____, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

And _____, wife of the said _____ having appeared before me privately and apart from her husband, the said _____ acknowledged the execution of the said instrument to have been done by her freely, voluntarily and understandingly, without compulsion or constraint from her said husband, for the purposes therein expressed.

Witness my hand and seal of office, this ___ day of _____, 19_____.

_____

Notary Public _____

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

RECEIVED OF BOOK 5833 PAGE 500

FOR

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			70500.00-	CO
			183.30	CO TX
			.50	PRFEE
			9.00	WDEED
				CHECK 192.80-
4358A	12/23/81	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G73028

IDENTIF. REFERENCE

DEC 23 9 00 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 859219