This deed drafted by
Harry G. Nichol, Atty.
219 2nd Avenue North
Nashville, Tenn., 37201.

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer, is $14,000.00.

Affiant.

Subscribed and sworn to before me this 28th day of June, 1983.

Notary Public.

My commission expires: Apr. 21, 1987

Address of New Owner	Send tax bills to	Map-Parcel number
Maxie Helen Stuart 2510 Scovel Street Nashville, TN.,37208.	Same	Map: 138 Par. 21 Tax: 4D-22825.

WARRANTY DEED. BOOK 6094 PAGE 224

For and in consideration of the sum of Fourteen Thousand and no/100 ($14,000.00) dollars, the receipt of which is hereby acknowledged, we, Henry David Stuart, Thelma S. Boston, Charles Orlanda Stuart, Nick Stuart, Jr., Ruth S. Petway, Gladys S. Anderson, Hester Anna Stuart, Durward. F. Stuart, Jr., Durward F. Stuart, II as the legal guardian of Mattie Stuart, an incompetent, hereinafter called grantors, have bargained and sold, and by these presents, do transfer and convey unto MAXIE HELEN STUART, hereinafter called the grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Three tracts of land in Davidson County, Tennessee, as follows:

TRACT No. I. Lying and being in the 4th Civil District of Davidson County, Tennessee, formerly the 1st District of Rutherford County, Tennessee, and described according to a copy of a survey thereof made by S. R. Sanford, Jr., Surveyor, August 26, 1943, as follows:

BEGINNING at a point in the northerly margin of Couchville Pike at a post at W. S.Walker's southeast corner; thence with Walker's line, North 1° 35' East 237.6 feet to a stake in a fence line; thence South 86° 05' East 140 feet to a stake in a fence line; thence with the fence, South 3° 55' West 312.6 feet to a post in the northerly margin of the Couchville Pike; thence with the margin of same, North 56° 05' West 150.5 feet to the beginning, containing .83 acres, more or less.

TRACT II. Lying and being in the 4th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by John M. Sullivan, County Surveyor, May 1952, as follows:

BEGINNING at a point on the northerly margin of Couchville Pike, at the southeast corner of an .83 acre tract being conveyed to Nick Stuart, by deed from Jack J. Johnson and wife; thence with the margin of said Pike, South 56° 43' East 110 feet, more or less to a point opposite a hedge; thence leaving said Pike, and along said Hedge, North 7° 15' East 210 feet, more or less, to a point in a fence line; thence along said fence, South 83° 47' East 400.3 feet to a point in a fence line, in the westerly margin of a private road; thence continuing with said fence, along the margin of said private road, North 3° 45' east 399.8 feet; thence along a fence, North 86° 07' west 653.5 feet to a point in the east line of the lands of George I. Waddey, formerly Hartman lands; thence along a fence, and along Waddey's east

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South 3° 30' west 220 feet, more or less, to the northwest corner of the tract being conveyed to Nick Stuart by Johnson above referred to; thence with the line of said tract, South 86° 05' east 140 feet to a stake, and South 3° 55' West 312.6 feet to the beginning.

TRACT III: Lying and being in the center line of Couchville Pike at the southwest corner of the land conveyed to Dr. H. H. Walker, by deed of record in Book 1535, page 165, Register's Office for said County; thence with Walker's west line North 7° 15' east 298.9 feet to a fence corner post in the line of the lands conveyed to Nick Stuart by deed of record in Book 2438, page 133, Register's Office for said County; thence along Stuart's line, North 83° 47' West 155 feet, more or less, to a point at a hedge in Stuart's line, continuing with his line, South 7° 15' west 210 feet, more or less, to the center line of Couchville Pike; thence with the center line of the same South 57° 32' east 177.28 feet, more or less, to the point of beginning.

BEING the same property conveyed to Nick Stuart, by deed from Mary Lee Taylor, an unmarried woman, of record in Book 3967, page 583, Register's Office for Davidson County, Tennessee.

The said Nick Stuart having since died, leaving as his heirs at law the following: Henry David Stuart, Thelma S. Boston, Charles Orlanda Stuart, Nick Stuart, Jr., Ruth S. Petway, Gladys S. Anderson, Durward Fulwell Stuart and William H. Stuart.

The said Durwsrd Fulwell Stuart, having since died, intestate leaving his widow, Hester Anna Stuart, and Durward F. Stuart, Jr., and Mattie Stuart. The said Mattie Stuart is incompetent. In the Probate Court for the County of Wayne, Michigan, in Case No. 620,643, by decree entered January 17, 1978, Durward F. Stuart, Jr., was appointed by Ernest C. Boehm, Probate Judge, as the legal guardian and convservator for said Mattie Stuart. The said William H. Stuart, having since died, and devised his interest in said property to his widow, Maxie Helen Stuart, by will of record in Will Book 109, page 449, Probate Court of Davidson County, Tennessee.

The above described three tracts of land are not the place of usual residence of the parties grantor, but is unimproved acreage tracts. The grantee, Maxie Helen Stuart, now owns an undivided one-eight (1/8) interest in said tract under the will of her husband, William H. Stuart, above set forth, and by this deed is acquiring the seven-eighth (7/8) interest presently owned by the other heirs at law of Nick Stuart, giving her full title to said tracts in fee simple.

Said three tracts are unimproved property, located on Couchville Pike, in DavidsonCounty, Tennessee, being designated together as Map Parcel 138-21, and as Tax Parcel 4D-22825, by the Metropolitan Government of Nashville and Davidson County, Tennessee.

TO HAVE AND TO HOLD the said seven-eighths (7/8) interest said said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said MAXIE HELEN STUART, the grantee, her heirs and assigns, forever.

And we do covenant with said grantee that we are lawfully seized and possessed of said seven-eighths (7/8) undivided interest in said land in fee simple, have a good right to convey it, and the same is unincumbered except for taxes to the Metropolitan Government of Nashville and Davidson County, Tennessee, for the year 1983, not yet due and payable, which have been pro rated and assumed by the grantee.

We do further covenant and bind ourselves, our heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 28th day of June, 1983.

Henry David Stuart.
Henry David Stuart.

Thelma S. Boston.
Thelma S. Boston

Charles Orlanda Stuart.
Charles Orlanda Stuart

Nick Stuart Jr.
Nick Stuart, Jr.

Ruth S. Petway.
Ruth S. Petway

Gladys S. Anderson.
Gladys S. Anderson

Hester Anna Stuart
Hester Anna Stuart

Durward F. Stuart Jr.
Durward F. Stuart, Jr.

Durward F. Stuart Jr.
Durward F. Stuart, Jr., as legal guardian of Mattie Stuart, incompetent, under authority entered in File No. 620,645, Probate Court of Wayne County, Michigan, in re estate of Mattie Stuart, decree dated June 13, 1983, a certified copy of which has been recorded in Book 6091, page 313, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda J. Lee, a Notary Public in and for said County and State, the within named HENRY DAVID STUART, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my and hand offical seal at Nashville, Tennessee, this 12 day of July, 1983.

Linda J. Lee
Notary Public.

My com. expires:
October 21, 1984.

x x x x

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda J. Lee, a Notary Public in and for said County and State, the within named THELMA S. BOSTON, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of July, 1983.

Linda J. Lee
Notary Public

My com. expires:
October 21, 1984.

x x x x

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda J. Lee, a Notary Public in and for said County and State, the within named CHARLES ORLANDA STUART, 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 seal at Nashville, Tennessee, this 12 day of July, 1983.

Linda J. Lee
Notary Public.

My com. expires:
October 21, 1984.

x x x x

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy G. Michael, a Notary Public in and for said County and State, the within named NICK STUART, JR., 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 28th day of June, 1983.

Nancy G. Michael

My com. expires:
Oct. 21, 1985.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda J. Lee, a Notary Public in and for said County and State, the within named RUTH S. PETWAY, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11 day of July, 1983.

Linda J. Lee
Notary Public.

My com. expires:
October 21, 1984.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

x x x x x

STATE OF ~~GEORGIA~~ TENNESSEE)
COUNTY OF ~~HOUSTON~~ DAVIDSON)

Personally appeared before me, Linda J. Lee, a Notary Public in and for said County and State, the within named GLADYS S. ANDERSON, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument, for the purposes therein contained.

WITNESS my hand and official seal at Warner Robins, Georgia, this 11 day of July, 1983.

Linda J. Lee
Notary Public

My com. expires:
October 21, 1984.

LINDA J. LEE NOTARY PUBLIC HOUSTON COUNTY, GEORGIA

x x x x x

STATE OF MICHIGAN)
COUNTY OF WAYNE)

Personally appeared before me, Theresa Hobson, a Notary Public in and for said County and State, the within named DURWARD F. STUART, JR., 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 Detroit, Michigan, this 11 th. day of July, 1983.

Theresa Hobson
Notary Public.

My com. expires:

Theresa Hobson
Notary Public, Wayne County, Michigan
My Commission Expires May 11, 1985

THERESA HOBSON NOTARY PUBLIC WAYNE COUNTY, MI.

x x x x x

STATE OF MICHIGAN)
COUNTY OF WAYNE.)

Personally appeared before me, Theresa Hobson, a Notary Public in and for said County and State, the within named DURWARD F. STUART, JR., guardian of Mattie Stuart, an incompetent, by appointment of the Probate Court of Wayne County, Michigan, in case No. 620,643, with whom I am personally acquainted, and who acknowledged that he executed the witnessed instrument, as such guardian, being authorized so to do by decree of said Probate Court of Wayne County, Michigan, for the purposes therein contained.

WITNESS my hand and official seal at Detroit, Michigan, this 11th. day of July, 1983.

Theresa Hobson
Notary Public.

My com. expires:

THERESA HOBSON NOTARY PUBLIC WAYNE COUNTY, MI.

BOOK 6094 PAGE 229

STATE OF TENNESSEE)
COUNTY OF TROUSDALE)

Personally appeared before me, Ann Kemp, a Notary Public in and for said County and State, the within named HESTER ANN STUART, the bargainor, with whom I am personslly acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hartsville, Tennessee, this 29 day of June, 1983.

Ann Kemp
Notary Public.

My commission expires:
7-20-85.

ANN KEMP NOTARY PUBLIC TROU

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IDENTIF. REFERENCE

JUL 13 2 57 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6094 PAGE 230

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

14000.00- CO
36.40 CO TX
.50 PRFEE
18.00 WDEED
CHECK 54.90-
1585A07/13/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JUL 13 6:01 83

IDENTIF. REFERENCE

JUL 13 2 57 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 963330