TENNESSEE TITLE COMPANY

This instrument prepared by: James H. Hill, Atty., 310 Gallatin Rd. South, Madison, TN. 37115 (615) 868-2626

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a fee simple title in Wade Stewart & Lois Stewart (brother & sister)

WE, Wade Stewart, Lois Stewart and Juanita K. Preston hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do hereby transfer and convey unto James H. Hill, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 39 of Block "D" on the map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County. SAID Lot No. 39 fronts 50 feet on the southerly side of Hickory Street (formerly Oak Street) and runs back 153 feet on the easterly line and 164 feet on the westerly line, to a dead line, measuring 50 feet thereon. BEING the same property as conveyed by Quitclaim Deed from Jewell M. Kelly to Wade Stewart and Lois Stewart for their lifetime with the remainder interest over to their children as of record in Book 5810, Page 701, Register's Office for Davidson County, Tennessee.

BOOK 6174 PAGE 57

BEING a certain lot located in Davidson County, Tennessee, described as follows, to-wit: BEING Lot No. 40 of Block "D" on Map of Crittenden Estates of record in Book 974, page 69, Register's Office for said County, to which plan reference is here made for description.
BEING the same property as conveyed by Quitclaim Deed from Leroy Preston, Jr., to Juanita K. Preston as of record in Book 6092, Page 96, Register's Office for Davidson County, Tennessee., conveying a sole ownership in fee simple in Juanita K. Preston.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ — 0 —.

Subscribed & sworn to before me , this the ___ day of _____, 1983.

AFFIANT

Commission Expires: _____ NOTARY PUBLIC

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said TRUSTEE, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, the GRANTORS Wade Stewart, Lois Stewart and Juanita K. Preston do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said TRUSTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said TRUSTEE, for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Lois Stewart and Wade Stewart (brother & sister) heirs and assigns, hereinafter referred to as the GRANTEES, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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 and assigns, forever.

And I do covenant with the said GRANTEES that I am lawfully seized and posessed of said land and have a good right to convey it.

And I, the said TRUSTEE, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of a any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have hereunto set our hands on this the _____ day of _____, 19 83.

X Juanita K Preston
JUANITA K. PRESTON

X Lois Stewart
LOIS STEWART

JAMES H. HILL, Trustee

X Wade Stewart
WADE STEWART

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wade Stewart, Lois Stewart (brother & sister), Juanita K. Preston

_____ 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 8th day of November, 19 83.

Commission expires 7-18-87 Notary Public David A Allen

TENNESSEE TITLE COMPANY

Deed

From: Juanita K. Preston, Wade Stewart & Lois Stewart (brother and sister)
to: James H. Hill Trustee.

AND

From: James H. Hill Trustee.
to: Wade Stewart & Lois Stewart (brother & sister)

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

FORM 1010 REVISED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6174 PAGE 58

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James H. Hill, 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 Nashville, Tennessee, this the 8th day of Nov., 1983.

NOTARY PUBLIC

Commission Expires: 4/30/84

Map - Parcel
43-13-305
43-13-304

Buyer: Ted Bills
Wade Stewart & Lois Stewart
204 Hickory Street
Madison, Tenn 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 15800.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF Nov. 1983.
Deputy Register

RECEIVED FOR RECORD
DAVIDSON COUNTY, TENN.
Nov 10 12 23 PM '83
IDENTIF. REFERENCE
H 8 5 8 2 2
RUSH

11/10 10.66- CASH

1904

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

RECEIVED OF BOOK 6174 PAGE 59

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

1580.00- CAMT.
4.16 CSTAX
.50 PRFEE
6.00 WDEED
CASH 10.66-
1904A11/10/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 5 8 2 2

T. IDENTIF. REFERENCE

Nov 10 12 23 PM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

No. 992753