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B0413

#550052-1

FORM NO. WD-1

This Instrument Was Prepared by
DINNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Linda E. Stuart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January 19 84.

Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

THIS INSTRUMENT WAS PREPARED BY		
NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
D. Matthew Stuart (NAME)	Fidelity Federal Savings and Loan (NAME)	117-4-40
2510 Belmont Blvd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	24W-500

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, JOAN S. MCALLISTER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D. MATTHEW STUART AND WIFE, LINDA E. STUART

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 a survey of the northerly 42 feet of Lot No. 112 and the southerly 8 feet of Lot No. 113, on the Map of Belmont Land Company's Plan showing the subdivision of 10 acres and the resubdivision of Lot 1 thru 20 thru 25 of record in Book 421, page 34, said Register's Office.

Said northerly 42 feet of Lot No. 112 and the southerly 8 feet of Lot No. 113 fronts 50 feet on the easterly side of Belmont Boulevard and runs back between parallel lines 183.0 feet to a line in the rear which is a dead line measuring 50 feet thereon.

Being the same property conveyed to Joan S. McAllister, single by deed from Howard G. Stovall and wife, Analy Scorsone of record in Book 5105, page 228, said Register's Office.

H 99046

IDENTIF. REFERENCE

JAN 20 2 34 PM '84

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved property known as 2510 Belmont Blvd., Nashville, TN 37212
(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 my hand this 17th day of January, 19 84

Joan S. McAllister

OFFICIAL RECEIPT
FELIX Z. WILSON, II

~~STATE OF TENNESSEE~~
~~Davidson County~~ } STATE OF NORTH CAROLINA
✓New Hanover County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan S. McAllister

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 Wilmington, North Carolina, ~~Tennessee~~, this ✓17th day of January 1984

Commission expires 08/12/86 ✓ Lydia A. Brewer ✓
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
Joan S. McAllister

TO
D. Matthew Stuart and wife,
Linda E. Stuart

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

58000.00- CAMT.
150.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 157.30-
7985A01/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 9 0 4 6

IDENTIF. REFERENCE

JAN 20 2 34 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 8362