SPECIAL WARRANTY DEED

FORM NO. WD-1

BOOK 6295 PAGE 368

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May 1984.

Notary Public

MY COMMISSION EXPIRES: Feb. 6, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Schulman, LeRoy & Bennett, P.C., P. O. Box 2707, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stewart Properties (NAME)	Same (NAME)	91-16-356
6336 Percy Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(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, Metropolitan Federal Savings and Loan Association

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stewart Properties, a general partnership composed of Henslee Stewart and S. L. Stewart its successors

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. 3 on the Map showing Subdivision of the West Part of Block 32 in Charlotte Park Company's Second Addition, Extended, as of record in Book 547, Page 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the easterly side of 40th Avenue North, formerly "C" Street or Stump Avenue and runs back between parallel lines with the southerly margin of an alley, 150 feet to a dead line.

Being the same property conveyed to Metropolitan Federal Savings and Loan Association by deed from Union Financial Corporation, Substitute Trustee of record in Book 6249, Page 894, Register's Office for Davidson County, Tennessee.

The warranties granted herein are limited to claims made by persons claiming by or through Grantor.

This is unimproved ( ) improved (X) property, known as 236 40th Avenue North, Nashville, TN 37209
(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 18th day of May, 1984

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

By: Richard D. Mitchell Sr. Vice President

05/18 7306

STATE OF TENNESSEE)
) SCT.
COUNTY OF DAVIDSON)

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On this 18th day of May, 1984, before me appeared Michael L. Mitchell, to me personally known, or proved to me on the basis of satisfactory evidence, who, being by me duly sworn did say that he is the Senior Vice President of Metropolitan Federal Savings and Loan Association, and that said instrument was signed and sealed in behalf of said association, by authority of its Board of Trustees and said Michael L. Mitchell acknowledged said instrument to be the free act and deed of said association and that said association has no corporate seal.

Witness my hand and seal this 18th day of May, 1984.

Marjorie A. Lay
Notary Public

My Commission Expires: Oct. 1, 1987

My commission expires _____ _____ Notary Public

SPECIAL WARRANTY DEED

FROM
METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION,

TO
STEWART PROPERTIES, a general partnership

I 2 3 1 3 1

IDENTIF. REFERENCE

PUSH

MAY 18 3 50 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF

FOR

BOOK 6295 PAGE 370

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

12000.00- CONT.
31.20 CSTAX
.50 PRFEE
6.00 RDED
CHECK 37.70-
7608A05/16/84 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

123131

IDENTIF. REFERENCE

MAY 10 3 50 PM '84

REGISTER OF DAVIDSON COUNTY, TN

No. 0037289