FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Ronald E. Teal
Affiant

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

Notary Public

MY COMMISSION EXPIRES: April 17, 1988
(AFFIX SEAL)

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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
Ronald E. Teal (NAME)	Same (NAME)	91-16-356
236 40th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209 (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, Stewart Properties, a general partnership composed of Henslee Stewart and S. L. Stewart,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald E. Teal

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 Stewart Properties, a general partnership composed of Henslee Stewart and S. L. Stewart, by Special Warranty Deed from Metropolitan Federal Savings and Loan Association, dated May _____, 1984, of record in Book 6275, at Page 364, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) 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 our hand s this 18th day of May, 1984

STEWART PROPERTIES

By: Henslee Stewart
Henslee Stewart
General Partner

S. L. Stewart
General Partner

7309

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, Debbie Shipp, a Notary Public of the state and county aforesaid, personally appeared Henslee Stewart and S. L. Stewart, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be general partners of Stewart Properties, a general partnership, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

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

Debbie Shipp
Notary Public

My Commission Expires: April 17, 1988

, 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

STEWART PROPERTIES, a general partnership

TO

RONALD E. TEAL

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RUSH

I 2 3 1 3 2

IDENTIF. REFERENCE

MAY 18 3 50 PM '84

FELIX A. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

3000[illegible].00- CAMT.
78.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 34.50-
7009A05/15/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 2 3 1 3 2

IDENTIF. REFERENCE

MAY 18 3 50 PM '84

No.0037290