This Instrument Prepared by:

Parker, Leech, Paul & Mink, Attys.
219 Second Ave., N., Suite 400
P. O. Box 2526
Nashville, TN 37219-0526

W A R R A N T Y D E E D

Address of New Owner	Send Tax Bill To:	Map-Parcel No.
NICK STUART, JR. 150 Oak Park Drive Nashville, TN 37207	NICK STUART, JR. 150 Oak Park Drive Nashville, TN 37207	Map 92-2 Parcel 310 Tax: 11W-630

For and in Consideration of the sum of Twenty-Five Thousand (25,000.00) and No/100 Dollars cash in hand paid by NICK STUART, JR., Grantee, we, Henry David Stuart, Thelma S. Boston, Charles Orlanda Stuart, Nick Stuart, Jr., Ruth S. Petway, Gladys S. Anderson, Maxie Helen Stuart, Hester Anna Stuart, Durward F. Stuart, Jr., and Durward F. Stuart, Jr., in his capacity as legal Guardian of Mattie Stuart, by appointment of the Probate Court of Wayne County, Michigan, by decree entered therein authorizing said Durward F. Stuart, Jr. as guardian to execute a deed to the property herein described conveying the undivided interest of his ward, Mattie Stuart, to the grantee, have bargained and sold, and by these presents do transfer and convey unto the said Nick Stuart, Jr., his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

"Being Lot No. 5 in Block A, in Robert Lusk's Subdivision, as recorded in Book No. 161, page 163, in the Register's Office for said County.

"Said Lot No. 5 fronts fifty (50) feet on the northerly side of Jefferson Street in the City of Nashville, Tennessee and extends back northwardly between parallel lines one hundred sixty four and one-half (164-1/2) feet, more or less, to the south line of a 30 foot street in the rear thereof.

"Included in the above description, but EXPRESSLY EXCLUDED therefrom is the following part of Lot No. 5 which was conveyed by Nick Stuart and wife, Edith R. Stuart, to the State of Tennessee for the use and benefit of the Department of Highways, by deed dated May 12, 1967, of record in Book 4131, page 430, Register's Office for Davidson Conty, Tennessee, described as follows:

"Beginning at a point in the northerly margin of Jefferson Street, said point being the common corner between Lots 5 and 6 of Block "A" in the Lusk Subdivision, as of record in Book 161, page 163, Register's Office for Davidson County, Tennessee, thence with the common line between said Lots 5 and 6, N 7° 58' 41" W 25.05 feet to a point; thence with a line of severance (being the right-of-way line) N 81° 28' 49" E 50 feet to a point

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater for this transfer is $25,000.00.

Affiant

Subscribed and sworn to before me this 4th day of January, 1986.

Notary Public

My Commission Expires: 4/19/87

NOTARY PUBLIC STATE OF TENNESSEE LARGE

in the common line between Lots 4 and 5 in the aforesaid Subdivision; thence with the common line between said Lots 4 and 5, S 7° 58' 41" E 25.06 feet to a point in the northerly margin of Jefferson Street; thence with the northerly margin of Jefferson Street and the southerly boundary of said Lot 5, S 81° 29' 24" W50 feet to the point of beginning, containing 1,253 square feet more or less.

Said deed from Nick Stuart and wife, Edith R. Stuart, to the State of Tennessee for the use of the Deparment of Highways, of record in Book 4131, page 430, Register's Office for Davidson County Tennessee, further provides:

"The above described property is hereby acquired for Highway purposes. . . . Said above described land is conveyed in fee simple. It is to be used for the construction of a controlled access highway and all rights of ingress and egress to, from and across the same to and from abutting lands is hereby conveyed."

"Being property conveyed to Nick Stuart and wife, Mattie Stuart, by deed from A. L. Whittaker and wife, of record in Book 644, page 470, Register's Office for Davidson County, Tennessee. The said parties having since died; the said Mattie Stuart having predeceased Nick Stuart. The said Nick Stuart leaving the following heirs at law, namely: 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.; Mattie Stuart; and Maxie Helen Stuart.

This is improved property, known as 2508 Jefferson Street, Nashville, Tennessee 37208.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nick Stuart, Jr., his heirs and assigns, forever. And we do covenant with the said Nick Stuart, Jr. 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, except for taxes for the year 1984 which have been prorated.

And we, the undersigned grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Nick Stuart, Jr., his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 4th day of January, 1985.

Henry David Stuart

Maxie Helen Stuart

Thelma S. Boston

Hester Anna Stuart

Charles Orlanda Stuart

Durward F. Stuart, Jr.

Nick Stuart, Jr.

Durward F. Stuart, Jr., as Guardian of Mattie Stuart, pursuant to Decree entered in the Probate Court of Wayne County, Michigan, Case No. 620,645.

Ruth S. Petway

Gladys S. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [redacted], a Notary in and for said County and State, the within named HENRY DAVID STUART, grantor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at 1107 Buchanan Street this 31 day of December, 1984.

Linda J. Lee
NOTARY PUBLIC

My Commission Expires: July 17, 1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [redacted], a Notary in and for said County and State, the within named THELMA S. BOSTON, grantor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at 1107 Buchanan Street this 31 day of December, 1984.

Linda J. Lee
NOTARY PUBLIC

My Commission Expires: July 17, 1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [redacted], a Notary in and for said County and State, the within named CHARLES ORLANDA STUART, grantor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at 1107 Buchanan Street this 31 day of December, 1984.

Linda J. Lee
NOTARY PUBLIC

My Commission Expires: July 17, 1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [redacted], a Notary in and for said County and State, the within named NICK STUART, JR., grantor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at 1107 Buchanan Street this 31 day of December, 1984.

Linda J. Lee
NOTARY PUBLIC

My Commission Expires: July 17, 1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary in and for said County and State, the within named RUTH S. PETWAY, grantor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at 1107 Buchanan Street, this 31 day of December, 1984.

Linda J. Lee
NOTARY PUBLIC

My Commission Expires: July 17, 1988

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, [illegible], a Notary in and for said County and State, the within named GLADYS S. ANDERSON, grantor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at 1107 Buchanan Street, this 31 day of December, 1984.

Linda J. Lee
NOTARY PUBLIC

My Commission Expires: July 17, 1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary in and for said County and State, the within named MAXIE HELEN STUART, grantor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at 1107 Buchanan Street, this 31 day of December, 1984.

Linda J. Lee
NOTARY PUBLIC

My Commission Expires: July 17, 1988

STATE OF Tennessee)
COUNTY OF Fayette)

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

WITNESS my hand and official seal at Hartsville, Tennessee, this 2 day of January, 1985.

Ann Kemp
NOTARY PUBLIC

My Commission Expires: 7-20-85

STATE OF MICHIGAN)
COUNTY OF WAYNE)

Personally appeared before me, [illegible], a Notary in and for said County and State, the within named DURWARD F. STUART, JR., grantor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at _____ this 4th day of Dec, 1984.

Romanella Rockard
NOTARY PUBLIC

My Commission Expires: My Commission Expires Mar. 28, 1988

Romanella Rockard

STATE OF MICHIGAN)
COUNTY OF WAYNE)

Personally appeared before me, [illegible], a Notary 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. 620,645, grantor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as Guardian of said Mattie Stuart, being authorized to do so by decree entered in Case No. 620,645, Probate Court of Wayne County, Michigan, and for the purposes therein contained.

WITNESS my hand and official seal at _____ this 4th day of Dec, 1984.

Romanella Rockard
NOTARY PUBLIC

My Commission Expires: My Commission Expires Mar. 28, 1988

Rockard, Romanella

1174 01/04 80.50- CHECK 17.48.08

IDENTIF. REFERENCE

JAN 4 2 10 PM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 6468 PAGE 443

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

25000.00- CAMT.
65.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 80.50-
1174A01/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 4 8 0 8

IDENTIF. REFERENCE

JAN 4 2 10 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98863