THIS INSTRUMENT PREPARED BY: STEWART & BLACK, ATTORNEYS 223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GLENN T. STEWART ET UX, AND NANCY S. SUTTON (NAME:)	SAME (NAME:)	MAP 51-7
1212 SOUTH GRAYCROFT (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	PARCEL 62
MADISON, TENNESSEE 37115 (CITY) (P. O. ZONE) (STATE)	SAME (CITY) (ZONE) (STATE)	BOOK 6699 PAGE 138

For and in Consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness of record in Book 5812, page 775, Register's Office for Davidson County, Tennessee, which Grantee promises to pay and hold Grantor harmless from same, I

THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO SELL, CONVEY, LEASE, ENCUMBER, OR OTHERWISE DEAL WITH SAID PROPERTY, WITHOUT JOINDER OF BENEFICIARY, HEREINAFTER REFERRED TO AS GRANTOR,

40522

IDENTIFICATION REFERENCE

OCT 1 9 02 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

.....have bargained and sold, and by these presents do transfer and convey unto the said GLENN T. STEWART ET UX, ETHLEEN STEWART AND NANCY S. SUTTON, HEREINAFTER REFERRED TO AS GRANTEES, *their ..... heirs and assigns, a certain tract or parcel of land in .....County, State of Tennessee, described as follows, to-wit:*

TRACT I:

Land in the 11th Civil District of Davidson County, Tennessee, being the south part of Parcel "C", shown on the Plan of Stratton Heights, as of record in Book 1835, page 13, Register's Office for said County, and described as follows:

BEGINNING at a concrete monument in the north margin of Due West Avenue, at the southeast corner of said Parcel "C"; thence with the margin of Due West Avenue, westerly 80.5 feet to a concrete monument at the beginning of a curve; thence with said curve, northwestwardly 31.42 feet to the easterly margin of Gibson Drive; thence with the margin of said Drive, northwardly, along a slight curve 172.07 feet to another concrete monument, and continuing with the margin of said Drive, northwardly 99.4 feet to the southwest corner of the property conveyed to C. E. Corlew by deeds of record in Book 2021, page 261 and Book 2039, page 421, said Register's Office; thence with Corlew's southerly line, South 87° 32' East 141 feet, more or less, to the westerly margin of the L. & N. Railroad right-of-way, being the easterly line of Parcel "C"; thence with the margin of said railroad right-of-way, southwardly 298.8 feet to the beginning.

INCLUDED in the above description of Tract I, but EXPRESSLY EXCLUDED is the following described property:

Land in the 11th Civil District of Davidson County, Tennessee, being a part of Parcel "C" as shown on the Plan of Stratton Heights, as of record in Book 1835, page 13, Register's Office for said County, more particularly described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 46,863.68
Subscribed and sworn to before me, this the 27th day of September 19 85
My commission expires: 7-17-88 (Affix Seal)
Affiant
Notary Public

BEGINNING at a point on the westerly margin of the L. & N. Railroad right-of-way, 282.8 feet northerly from the intersection of said right-of-way and the northerly margin of Due West Avenue; along said right-of-way to a point; thence North 18° 19' 16 feet East to the common boundary of a parcel conveyed to Charles T. Wakefield and wife, Mary Wakefield, as recorded in Book 2295, page 409, Register's Office for Davidson County, Tennessee; thence along said common boundary North 87° 32' West 71.0 feet to a point; thence in a straight line 72° 78 feet to the beginning point which is South 18° 19' West from the intersection of said common boundry along the L. & N. Railroad right-of-way; thence North 18° 19' East 16.0 feet to the beginning.

TRACT II:

Land in the 11th Civil District of Davidson County, Tennessee, being a part of Parcel "C" as shown on the Plan of Stratton Heights, as of record in Book 1835, page 13, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point on the easterly margin of Gibson Drive, being the southwest corner of Thomas E. Stewart, Trustee, property; thence with the common property line of Stewart property and that property owned by Marvin G. Nash et ux, Beulah D. Nash, by deed of record in Book 3129, page 307, Register's Office for Davidson County, Tennessee, South 87° 32' East 71.0 feet to a point; thence 72.78 feet in a straight line to a point in the easterly margin of Gibson Drive, being North 16° 22' East 16.0 feet from the point of beginning; thence South 16° 22' West 16.0 feet to the beginning.

Being the same property conveyed to Thomas E. Stewart, Trustee, by deed from Marvin G. Nash et ux, Beulah D. Nash of record in Book 5812, page 771, said Register's Office.

Glenn T. Stewart et ux, Ethleen Stewart as Joint Tenants with rights of survivorship owning a ½ undivided interest as tenants in common and Nancy S. Sutton owning a ½ undivided inèrest as tenants in common.

unimproved ( )
This is improved (X) property, known as 116 DUE WEST AVENUE, MADISON, TENNESSEE 37115
(House Number) (Street) P. O. Address: (City or Town)

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 I *do covenant with the said* Grantees, their *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees, *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 27th *day of* September, *19*85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas E. Stewart Trustee
THOMAS E. STEWART, TRUSTEE

Ethleen Stewart
ETHLEEN STEWART

Glenn T. Stewart
GLENN T. STEWART

Nancy S. Sutton
NANCY S. SUTTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State, the within named* THOMAS E. STEWART, TRUSTEE

BOOK 6559 PAGE 140

the 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 Madison *, Tennessee, this* 27th *day of* September *, 19* 85.

Ann B. Blake *, Notary Public.*

Commission Expires 7-17-88.

STATE OF .....
COUNTY OF .....

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

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

_____

_____

TO

_____

_____

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

BOOK 6559 PAGE 141

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6653 PAGE 142

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

46863.68- CAPIT.
121.94 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 134.44-
1910A10/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40522

IDENTIFICATION REFERENCE

OCT 1 9 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177493