fp 0420

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Danny Ray Stewart & **wife, Erica R. Stewart** 926 Goodbar Drive Nashville, Tennessee 37217	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, Va. 22030	Map 107-14 Parcel 101

WARRANTY DEED BOOK 6899 PAGE 21

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary M. Duff, unmarried,** have bargained and sold, and by these presents do transfer and convey unto the said **Danny Ray Stewart and wife, Erica R. Stewart,** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 209 on the Map of Miro Meadows as of record in Book 1424, Page 94 and 95, Register's Office for said County.
SAID Lot No. 209 front 70.9 feet on the easterly side of Goodbar Drive and runs back between lines 146.3 feet on the northerly line and 145.8 feet on the southerly line to a dead line in the rear, on which it measures 70.9 feet.
BEING the same property conveyed to Mary M. Duff, unmarried by deed from Rick M. Johnson, Trustee, of record in Book 6755, Page 614, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **926 Goodbar Drive, Nashville, Tennessee 37217.**

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.

Whenever 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 hands this 24th day of June, 1986.

Mary M Duff
Mary M. Duff, unmarried

14652

RECEIVED FOR REFERENCE
Jun 26 1 21 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6899 PAGE 22

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary M. Duff, unmarried,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of June, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $44,917.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF June, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

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

RECEIVED OF _____

FOR BOOK 6899 PAGE 23

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

4[illegible]- [illegible]
116.74 [illegible]
.50 PRFEE
6.00 MOTX
CHECK 123.24-
0427A06/26/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14652

IDENTIFICATION REFERENCE

JUN 26 1 21 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 263897