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FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 19 86

Notary Public

MY COMMISSION EXPIRES 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lonnie D. Hedden	CITYFED MORTGAGE COMPANY	MAP 162-6
(NAME)	(NAME)	
220 Old Tusculum Road	125 Belmont Drive	PARCEL 28
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211	Somerset, New Jersey 08873	5DU-52793
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lonnie D. Hedden and wife, Sharon L. Hedden

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.

Being Lot No. 16 on the Plan of Tusculum Circle, Section Two, of record in Plat Book 3842, page 254, Register's Office for Davidson County, Tennessee described as follows:

Said Lot No. 16 fronts 85 feet on the northerly side of Old Tusculum Road and runs back 88.2 feet on the westerly line and 212.6 feet on the easterly line to the rear lines of Lots 14 and 13, on which it measures 150.6 feet thereon.

Being the same property conveyed to Stewart Properties by deed of record in Book 6363, page 380, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 4314, page 56 Register's Office for said County.

This is improved (X) unimproved ( ) property, known as 220 Old Tusculum Road, Nashville, Tenn. 37211
(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 5th day of September, 19 86

Stewart Properties
By:

STATE OF TENNESSEE
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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Henslee Stewart and XXX with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) his oath / himself to be the President and XXX respectively of the Stewart Properties the within named bargainor, and corporation, and that (he) (they) as such President and XXX being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Henslee Stewart as such President, and attesting the same by the said XXXXXXXXXXXXXXXXXXXXXXXXXXX as such _____.

Witness my hand and official seal at office at Nashville on this the day of September 19 86.

My commission expires 7-18-87

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

39938

IDENTIFICATION REFERENCE

SEP 9 8 14 AM '86

FELIX Z. WILKINS II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Stewart Properties

TO

Lonnie D. Hedden and wife, Sharon L. Hedden

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

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RECEIVED OF _____

FOR _____

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

69000.00- CAMT.
193.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 189.70-
9505A09/09/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 9 9 3 8

IDENTIFICATION REFERENCE

SEP 9 8 14 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 292376