Bar 31

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 1986.

Notary Public

MY COMMISSION EXPIRES: 7/23/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harwell Barr Martin & Stegall, P.O. Box 2960, Nashville, Tennessee 37219-0960
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy M. Stewart (NAME)	same (NAME)	68:38
RT. 3 Old Hydes Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37218 (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, James W. Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy M. Stewart

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:

See Exhibit A attached hereto and made a part hereof by reference

6829 6

IDENTIFICATION

Dec 1 3 33 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

BOOK 7055 PAGE 375

The real property described in Exhibit A is subject to a lien for 1986 Metropolitan taxes and a flowage easement of record in Book 2155, page 311, Register's Office for Davidson County, Tennessee.

Sybil Farrior Stewart, wife of James W. Stewart, joins in this conveyance to convey any and all marital or other rights she may have in the subject property.

This is unimproved ( ) improved (X) property, known as Old Hydes Ferry Pike, Nashville, TN 37218
(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 this 13 day of October, 1986

James W. Stewart

Sybil Farrior Stewart

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lois S. Cummings, a Notary Public in and for said County and State, the within named James W. Stewart and wife, Sybil Farrior Stewart

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13 day of October, 1986.

Lois S. Cummings Notary Public

Commission Expires 4-19-87

LOIS S. CUMMINGS NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Land situated in the 13th Civil District of Davidson County, Tennessee, and more particularly described according to an unrecorded plat made by McAleer-Payne Land Surveying, dated March 3, 1986, as follows:

Beginning at an iron rod in the southerly margin of Old Hydes Ferry Pike (25' south of the centerline), said point being the northeasterly corner of the subject tract described herein, said point also being the northwesterly corner of the B.J. Johnson tract, as of record in Deed Book 5018, Page 635, R.O.D.C., thence with Johnson's westerly line and a fence the following calls: S 06°48'33"W 249.95 feet to a fence post; S 01°38'19"W 98.56 feet to a 10" elm; S 07°37'21"W 30.39 feet to a 12" hackberry; S 13°41'07"W 76.22 feet to a 15" hackberry; S 09°30'08"W 338.06 feet to a 12" osage orange; S 10°32'11"W 124.21 feet to a 14" maple; S 18°41'09"W 54.99 feet to a 12" cherry; S 18°28'11"W 338.35 feet to a 15" cherry; S 07°38'34"W 52.57 feet to an 18" elm; S 07°00'48"E 75.00 feet to a 15" oak; S 18°20'05"E 250.77 feet to a 15" hickory stump; S 12°59'30"E 129.47 feet to an 8" oak; S 63°34'38"E 39.83 feet to a 15" oak; S 37°14'29"E 44.13 feet to a 6" elm; thence with a new line with J.W. Stewart S 28°28'12"W 351.39 feet to an iron rod, thence S 31°08'48"W 296.90 feet to an iron rod, thence S 59°57'50"W 378.56 feet to an iron rod, thence S 81°27'05"W 223.71 feet to an iron rod in the easterly line of the J.W. Stewart and R.W. Parker property, as of record in Deed Book 3993, Page 714, R.O.D.C., said point also being N 04°26'44"E 210.94 feet from an iron rod at a break in said easterly line, thence with said easterly line N 04°26'44"E 505.27 feet to an iron bolt, said point being the southeasterly corner of the W.H. Morrow property, as of record in Deed Book 5147, Page 876, R.O.D.C., thence with Morrow's easterly line N 04°50'26"E 1164.03 feet to a fence post, said point being the southeasterly corner of the F.K. Phillips property, as of record in Deed Book 4462, Page 742, R.O.D.C., thence with Phillips' easterly line N 04°50'26"E 584.40 feet to an iron rod in the southerly margin of Old Hydes Ferry Pike, thence with said margin along a curve to the left, having a radius of 1598.92 feet, a distance of 226.40 feet to an iron rod, thence N 63°48'15"E 222.21 feet to an iron rod, thence N 63°29'00"E 402.00 feet to the point of beginning, containing 35.89 acres, more or less.

Being part of the same property conveyed to James W. Stewart by deed from Commerce Union Bank of record in Book 5676, page 350, Register's Office of Davidson County, Tennessee.

1657 12/0 121.50- CHE

EXHIBIT A

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

RECEIVED OF _____

FOR _____

BOOK 7055 PAGE 378

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
			40000.00- CAPT.	
			112.00 CSTAX	
			.50 PRFEE	
			9.00 MORTG	
			CHECK 121.50-	
			1657A12/01/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6829b

IDENTIFI REFERENCE

DEC 1 3 33 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN

No. 17491