BOOK 7200 PAGE 173 File Bm 43

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,900

James D. Hughey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 19 86.

Notary Public

MY COMMISSION EXPIRES: 1-5-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Phillips and Ingrum (NAME) Suite A, 117 East Main Street, Gallatin, TN (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Hughey (NAME)	Al Foster (NAME)	84-14-66
271 Sherry Circle (STREET ADDRESS OR ROUTE NUMBER)	204 Donelson Hills Drive (STREET ADDRESS)	
Gallatin, TN 37066 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37214 (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, Charles H. Stewart and Claudia T. Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Hughey

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. 130 on the Plan of Walnut Grove of record in Deed Book 2133, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 130 fronts 108.0 feet on the easterly margin of Dearborn Drive and extends back easterly 310.6 feet on the northerly border and 293.3 feet on the southerly border to a broken line in the rear measuring 157.9 feet thereon.

Being that same property conveyed to Charles H. Stewart and wife, Claudia T. Stewart by Warranty Deed dated August 30, 1984 from Mary S. Putman, unmarried of record in Deed Book 6483, page 50, Register's Office for Davidson County, Tennessee.

1 3 9 1 5

IDENTIFICATION

APR 13 8 38 AM '87

REGISTER OF DEEDS DAVIDSON COUNTY TN

unimproved ( )
This is improved (X) property, known as 2203 Dearborn Drive, Nashville, TN 37214
(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 s this 1st day of February, 19 86.

Charles H. Stewart Claudia T. Stewart

237

STATE OF TENNESSEE
Davidson County

BOOK 7200 PAGE 174

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles H. Stewart and Claudia T. Stewart

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of February 19 86.

Commission expires 1-17-88

Notary Public

STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Charles H. Stewart and wife, Claudia T. Stewart

TO

James D. Hughey

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 7200 PAGE 175

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

5:00 .0- CANT.
145.32 STAX
.50 PRFEE
6.00 MTGTX
CHECK 156.82-
3007..04/13/87 CAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13915

IDENTIFICATION REFERENCE

APR 13 8 38 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 68234