Mail

BOOK 7233 PAGE 288

THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

NAME/ADDRESS OF NEW OWNER(S):

GLENN T. STEWART
1513 OAKLAND ACRES DRIVE
MADISON, TENNESSEE 37115

MORTGAGEE(S):

JEAN W. HICKEY
425 E. OLD HICKORY BLVD.
MADISON, TENNESSEE 37115

SEND TAX BILLS TO:

GLENN T. STEWART
1513 OAKLAND ACRES DRIVE
MADISON, TENNESSEE 37115

MAP AND PARCEL NOS.:

MAP 65-9
PARCEL 46

24850

IDENTIFICATION REFERENCE

MAY 12 9 19 AM '87

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 32,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Glenn T. Stewart
AFFIANT

Subscribed and sworn to before me this the 11th day of May, 1987.

Diana R. Whitbey
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-12-89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MARSHA AKERS, CONSERVATOR FOR THE ESTATE OF MARY A. PENNINGTON hereinafter referred to as "GRANTOR(S)", has this day bargained and sold, and by these presents does hereby transfer and convey unto the said GLENN T. STEWART hereinafter referred to as "GRANTEE(S)" his heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 4840 Everest Dr., Nashville, Tennessee 37215.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) his heirs and assigns forever, and I covenant with the Grantee(s), his heirs and assigns, that I am lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) has caused this Warranty Deed to be executed as of the 11th day of May, 1987.

Marsha Akers Conservator for the Estate of Mary
MARSHA AKERS, CONSERVATOR FOR THE ESTATE OF MARY A. PENNINGTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of May, 1987, before me personally appeared MARSHA AKERS CONSERVATOR FOR THE ESTATE OF MARY A. PENNINGTON, DECEASED, to me known to be the person who executed the foregoing instrument on behalf of the Estate , acknowledged that she executed the same as the free act and deed of said MARY A. PENNINGTON.

WITNESS my hand and official seal at Madison, Tennessee, this the 11th day of May, 1987.

Diana L. Mortimer
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A " BOOK 7233 PAGE 290

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Sherwood Forest Subdivision, Section 3, of record in book 4460, page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts 76.08 feet to a point, thence 3.41 feet, on the westerly margin of Everest Drive, and runs back 144.88 feet on the south sideline, an 80.07 feet on the rear lot line, and 144.50 feet on the north sideline.

Being the same property conveyed to Mary A. Pennington by deed from Vickie Dawn kennedy (Medley) et ivr, Jerry Medley of record in Book 5370, page 226, said Register's Office. Marsha Akers, Conservator for the Estate of Mary A. pennington conveys to herein described property pursuant to an order of the Probate Court of Sumner County, Tennessee, approving same of record in Minute Book 69, page 40, said Register's Office.

" EXHIBIT B "

This conveyance is subject to the following:

1. 1987 real property taxes and real property taxes for future years.

2. Restrictive covenants contained in instrument of record in Book 4593, page 690, said Register's Office.

3. The Plan of record in Plat Book 4460, page 81, said Register's Office.

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

RECEIVED OF _____

FOR _____

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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

32000.00- CAMI.
89.60 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 102.10-
.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
5993805/12/87 BAC

24850

IDENTIFICATION REFERENCE

MAY 12 9 19 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 80567