BOOK 7263 PAGE 409

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS:
CYRUS B. DEMENT, III ET UX	NATIONAL MORTGAGE COMPANY	4D 33957
(NAME)	(NAME)	
8174 Bonnafair Drive	4041 Knight Arnold Road	75-1-41
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Memphis, TN 38118	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of $49,824.00 payable to Fleet Real Estate Funding Corporation, and secured by a Deed of Trust of record in Book 6624, page 312, Register's Office for Davidson County, Tennessee, to which reference is made for complete terms and conditions;

We, DAPHNE O. FERRERO STEWARD AND HUSBAND, ROBERT STEWARD

have bargained and sold, and by these presents do transfer and convey unto the said CYRUS B. DEMENT, III AND WIFE, KIM M. DEMENT

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

BEING Lot No. 74 on the Plan of the Resubdivision of Lots Nos. 74 & 75, HERMITAGE HILLS, SECTION 12, of record in Book 5190, Page 57, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurae description thereof.

Being the same property conveyed to DAPHNE O. FERRERO by Quitclaim Deed of record in Book 6934, Page 442, Register's Office for Davidson County, Tennessee.
The said Daphne O. Ferrero having since married, now being Daphne O. Ferrero Steward.

Robert Steward joins in this conveyance for th sole purpose of conveying all right, title and interest, marital or otherwise, which he may have in subject property.

3457.0

IDENTIFICATION REFERENCE

JUN 10 8 15 AM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 8174 Bonnafair Drive (House Number) (Street)

Hermitage, TN 37076
(P. O. Address) (City or Town) (Zip Code)

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 5th day of June, 19 87.

Daphne O Ferrero Steward
Daphne O. Ferrero Steward

Robert Steward
Robert Steward

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daphne O. Ferrero Steward and husband, Robert Steward

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 Madison, Tennessee, this 5th day of June, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 55,315.31
This is equal to or greater than the property would bring at a fair and voluntary sale.

Cyrus B. Dement III

Sworn to and subscribed before me
this 5th day of June, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM
DAPHNE O. FERRERO STEWARD ET VIR

TO
CYRUS BRYAN DEMENT, III ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865 4750

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
			55315.31- CAMT.	
			154.84 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 161.34-	
7151A06/10/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.457.0

IDENTIFI REFERENCE

JUN 10 8 16 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91486