Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Cynthia Diane Stuart
7400 Harrow Drive
Nashville, TN. 37221

SEND TAX BILLS TO:
MORTGAGEE:
Mortgage Corp of the South
P.O. Box 10726
Birmingham, Alabama 35202

MAP-PARCEL NUMBERS:
MAP 142-2
PARCEL 76
9D-06801

**WARRANTY DEED**

BOOK 7340 PAGE 584

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, William E. Ward and wife, Dorothy Ward hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cynthia Diane Stuart hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 129 on the plan of Cross Timbers Section 3, of record in Book 4175, page 21, Register's Office for said County.

SAID Lot No. 129, which is a corner lot, fronts 95.92 feet on the westerly margin of Cross Timbers Drive and fronts 130.05 feet on the broken northerly margin of Harrow Drive, said frontages being joined by a curve having a length of 36.91 feet, and extends back 121.5 feet on the westerly line and 196.81 feet on the northerly line to a point of intersection.

BEING the same property conveyed to William E. Ward and wife, Dorothy Ward by deed from Jeri Nell Barrow and Christopher E. Barrow and Mark V. Barrow, unmarried, of record in Book 6748, page 190, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4242, page 758 and Book 4318, page 654, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Mortgage Trust Company, of record in Book 6748, page 193, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (~~un~~)improved property, known as 7400 Harrow Drive, Nashville, TN. 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of August, 19 87

Dorothy Ward

William E. Ward

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 28th day of August, 19 87, before me personally appeared William E. Ward and wife, Dorothy Ward, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: Nov 4, 1987

Notary Public

OFFICIAL RECORD

**STATE OF TENNESSEE**
**COUNTY OF** _____

BOOK 7340 PAGE 585

Before me, the undersigned, of 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 ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 91,562.05.

Cynthia Diane Stuart
Affiant

Subscribed and sworn to before me, this the 28th day of August, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

6 1 1 3 4.

IDENTIFICATION REFERENCE

SEP 1 9 03 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

**WARRANTY DEED**

from:
William E. Ward and wife, Dorothy Ward

to:
Cynthia Diane Stuart

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 26915

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7340 PAGE 586

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

91562.00 CAMT.
256.40 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 262.90-
784709/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 1 3 4.

IDENTIFICATION REFERENCE

SEP 1 9 48 AM '87

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 11632