This Instrument Prepared From Information Furnished By The Parties

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

BOOK 7366 PAGE 346

NAME/ADDRESS OF NEW OWNER(S):

THEODORE A. STEWART AND
RICKY STEWART
4108 Edwards Ave.
Nash 37216
MORTGAGEE(S):

SEND TAX BILLS TO:

THEODORE A. STEWART AND
RICKY STEWART
SAME

MAP AND PARCEL NOS.:

MAP 51-5
PARCEL 172

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 $[illegible], which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[signature]
AFFIANT

Subscribed and sworn to before me this the 3rd day of September, 1987.

[signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

[signature]

3846
IDENTIFICATION REFERENCE
SEP 10 AM '87
DAVIDSON COUNTY, TN

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, RUBY E. STEWART, hereinafter referred to as "GRANTOR(S)", has this day bargained and sold , and by these presents does hereby transfer and convey her equal one-half (½) undivided interest unto the said RICKY 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 705 & 707 Old Due West Avenue, Madison, Tn 37115.

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 25th day of September, 1987.

Ruby E. Stewart
RUBY E. STEWART

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public, RUBY E. STEWART with whom I am personally acquainted, and who acknowlegded that she executed the within instrument for the purposes therein contained.

WITNESS my hand this 25th day of September, 1987.

Frances F. Glover
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/17/88

" EXHIBIT A "

Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee.

Begin Lot No. 3 of the Due West Subdivision, and beginning at a point S 29° 23' 30" W approximately 188.21 feet from an existing highway monument at theintersection of the south margin of New Due West Avenue on the west margin of Interstate Highway 65; thence S 29° 23' 30" W 161.98 feet to a point; thence N 51° 39' 30" W 255.81 feet to a point in the easterly margin of Old Due West Ave.; thence N 38° 20' 30" E 160.00 feet to a point; thence S 51° 39' 30" E 230.61 feet to the point of beginning.

Being the same property conveyed to Ruby E. Stewart and Theodore A. Stewart, as tenants in common, by deed from Properties Unlimited, a Limited Partnership composed of Harold W. Hitt and Tom Carver of record in Book 5443, page 156, Register's Office for said County.

" EXHIBIT B "

This conveyance is subject to the following:

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

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7366 PAGE 349

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | 60100.00- | CAMT. |
| | | | 168.28 | CSTAX |
| | | | .50 | PRFEE |
| | | | 9.00 | WDEED |
| | | | CHECK | 177.78- |
| 7912A | 09/30/87 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 8 4 6.

IDENTIFICATION REFERENCE

SEP 30 10 10 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 21465