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 350

NAME/ADDRESS OF NEW OWNER(S):

RICKY STEWART
4108 Edwards Avenue
Nash TN 37216
Mail

MORTGAGEE(S):

SEND TAX BILLS TO:

RICKY STEWART

SAME

MAP AND PARCEL NOS.:

MAP 61-10
PARCEL 89

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 $ 58,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this, the 30th day of September, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

6 9 8 4 7

IDENTIFICATION REFERENCE

SEP 30 10 11 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, DAVID STEWART ET UX, EVELYN P. STEWART, hereinafter referred to as "GRANTOR(S)", have this day bargained and sold , and by these presents do hereby transfer and convey 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 4108 Edwards Avenue, Nashville, Tennessee.

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 we covenant with the Grantee(s), his heirs and assigns, that we are 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 themselves, their 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) have caused this Warranty Deed to be executed as of the 25 day of Sept, 1987.

David Stewart
DAVID STEWART

Evelyn P. Stewart
EVELYN P. STEWART

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public, DAVID STEWART ET UX, EVELYN P. STEWART with whom I am personally acquainted, and who acknowlegded that they executed the within instrument for the purposes therein contained.

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

Vanessa F. Glover
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/17/88

" EXHIBIT A " BOOK 7366 PAGE 352

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of part of Maplewood Heights, as of record in Book 2854, page 13, Register's Office for said County.

Said Lot No. 2 fronts 70 feet on the easterly side of Edwards Avenue and extends back between parallel lines 300 feet to dead line.

Being the same property conveyed to David Stewart et ux, Evelyn P. Stewart by deed from Lawrence F. Lovell et ux, Betty Lovell of recordin Book 4205 page 787, 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.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7366 PAGE 353

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

58700.00- CAMT.
164.36 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 173.86-
7913A09/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69847

IDENTIFICATION REFERENCE

SEP 30 10 11 AM '87

DAVIDSON COUNTY, TN

No. 21466