W A R R A N T Y D E E D

THIS DEED PREPARED BY:

MOSE J. DAVIE
1026 Fourth Avenue North
Nashville, TN 37219
(615) 256-6119

MAP AND PARCEL NUMBERS:

81-07-45

BOOK 7406 PAGE 1

For and in consideration for the sum of Twenty-six-thousand-dollars ($26,000.00), cash in hand paid to me, the receipt of which is hereby acknowledged, and for other good and valuable considerations, I Ruth Johnson, a widow, have bargained and sold and by these presents do transfer and convey unto CHARLES STUART and wife, EDITH B. STUART, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being the northerly 6 feet of the easterly 106 feet of Lot No. 38 and the southerly 42 feet of the easterly 106 feet of Lot No. 37 On the Owens Plan of Buena Vista, of record in Book 57, page 26 and 27, Register's Office for Davidson County, Tennessee.
>
> Said parts of said lots adjoin and front together 48 feet on the westerly side of 14th Avenue North and extends back between parallel lines 106 feet to an alley.
>
> Being the same property conveyed to Harlis Johnson and wife, Ruth Johnson, by deed from Henry S. Kennedy and wife, Inez M. Kennedy, of record in Book 4374, Page 485, Register's Office for Davidson County, Tennessee, the said Harlis Johnson having since died, leaving surviving widow, Ruth Johnson.
>
> The said land is improved and known as 2103 - 14th Avenue North, Nashville, Tennessee 37208. Send all tax statements to Charles Stuart and wife, Edith B. Stuart, 2023 - 10th Avenue North, Apartment B, Nashville, Tennessee 37208. mail

TO HAVE AND TO HOLD, the said tract or parcel of land with the appurtenances, estate title and interest thereto belonging to CHARLES STUART and wife, EDITH B. STUART.

AND I, do covenant with the said CHARLES STUART, Et Ux, that I am lawfully seized and possessed of the land in fee simple, have a good right to convey it, and the same is unemcumbered.

AND I, RUTH JOHNSON, do further covenant and bind myself, my successors and assigns to warrant and forever defend the title to the said land to CHARLES STUART and wife, EDITH B. STUART, against the claims of all persons whomsoever.

83486

IDENTIFICATION REFERENCE

Nov 18 10 19 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WITNESS my hand on this the 29th day of May, 1987.

RUTH JOHNSON

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, Mose J. Davie, a Notary Public in and for said County and State, the within named, RUTH JOHNSON, with whom I am personally acquainted, the bargainor, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 29th day of May, 1987.

NOTARY PUBLIC

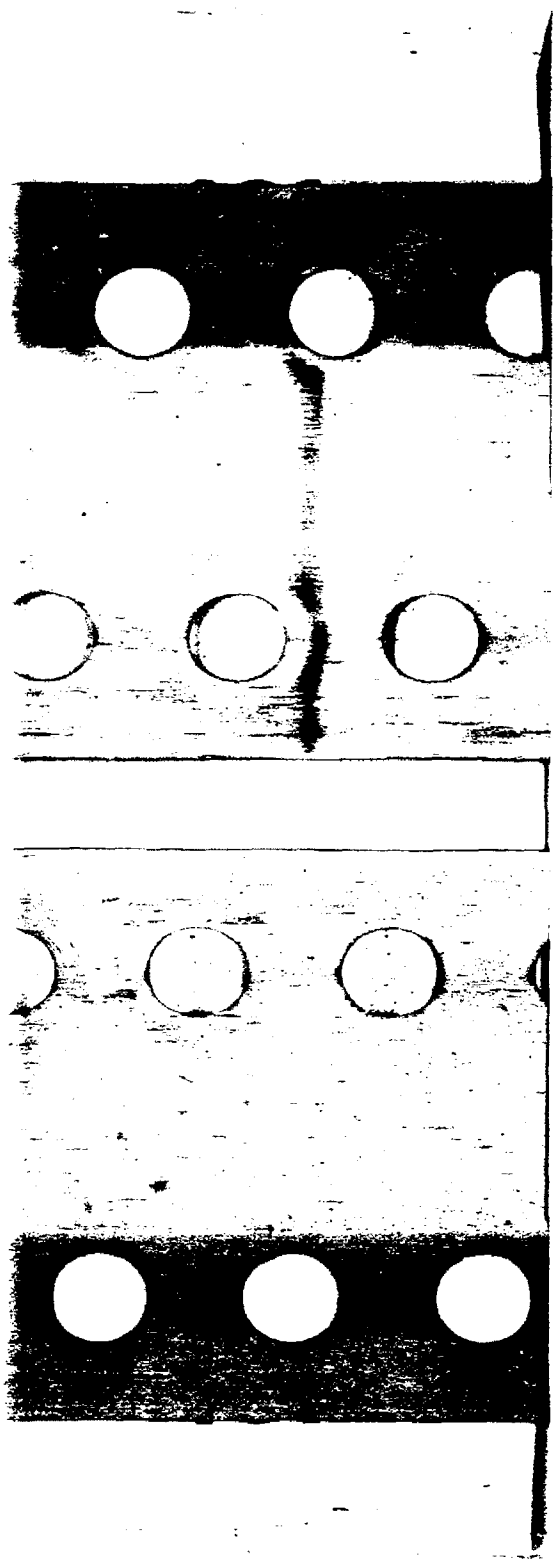
My Commission expires October 24, 1988.

I certify that the actual consideration for this transfer whichever is greater is Twenty-six-thousand-dollars ($26,000.00).

A F F I A N T

Sworn to and subscribed before me this 18th day of May, 1987.

DEPUTY REGISTER



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7406 PAGE 3

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

26000.00- CAMT.
72.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 79.30-
3744A11/18/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 3 4 8 6

IDENTIFICATION REFERENCE

NOV 18 10 19 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36905