THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 Gallatin Road South
Madison, TN 37115

Mad

BOOK 7469 PAGE 343

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS E. STEWART BETH HAWKINS (NAME)	(NAME)	Map 42-12
426 W. Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Parcel 57.00
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

AND OTHER GOOD AND VALUABLE CONSIDERATIONS:

I, AGGIE F. MILLER, ~~Unmarried~~, AM

FEB 16 10 45 AM '88
PEGGY J. WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

04901

have this day bargained and sold, and do hereby transfer and convey unto the said THOMAS E. STEWART AND BETH HAWKINS, as tenants in common, without right of survivorship, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot No. 7 on the Plan of W.W. Gray's Plan of Lots at Madison, of record in Book 974 at page 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Aggie F. Miller, unmarried, by Warranty Deed from Arlin L. MvRae et ux, Norma Jean McRae, of record in Book 6909, page 49, Register's Office for Davidson County, Tennessee.

GRANTOR acknowledges that this is not marital property.

GRANTEES aasume the indebtedness described in Book 6909, page 52, R.O.D.C.T. and agree to hold Grantor harmless from such indebtedness.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 79,904.34

Subscribed and sworn to before me, this the 12th day of February 19 88

Affiant

My commission expires: 7-17-88 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 426 W. Old Hickory Blvd., Madison, TN 37115
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said THOMAS E. STEWART AND BETH HAWKINS, Their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* THOMAS E. STEWART AND BETH HAWKINS, Their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 12th *day of* February *19* 88 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date*

Aggie F. Miller

AGGIE F. MILLER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ann S. Black, a Notary Public in and for said County and State, Aggie F. Miller,

the within named bargainor ....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this 27th day of February, 19 88

Ann S. Black
Notary Public

Commission expires 7-17-88

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ..... the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19 .....

..... Notary Public

Commission expires .....

WARRANTY DEED

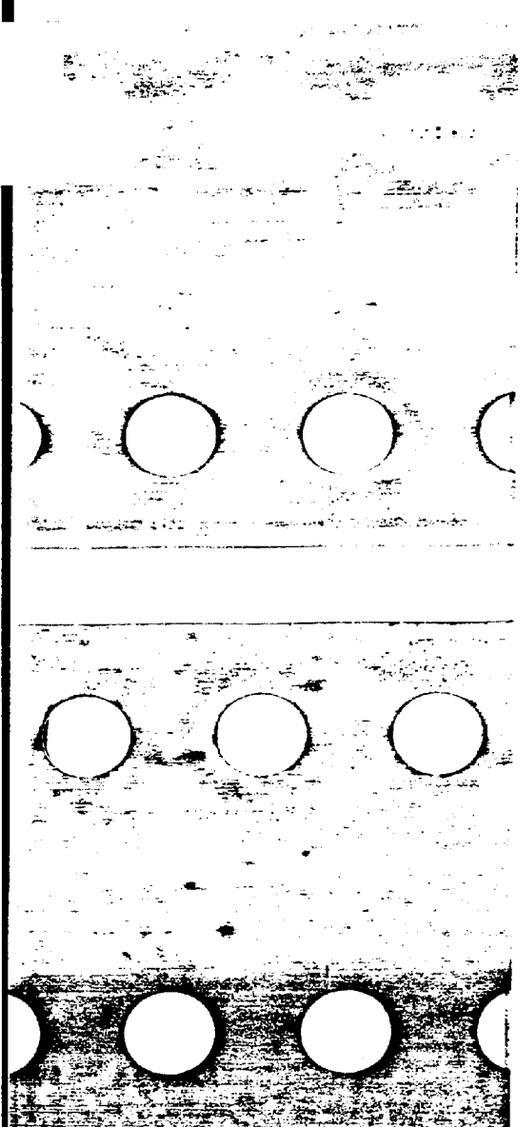
FROM

TO

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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 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

CAMT 79904.34
CON TX 223.72
PRFEE 0.50
WDEED 6.00
TOTAL 230.22
CHECK 230.22

02/16/88 01 10:47 0001 6793

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 4 9 0 1:

IDENTIFICATION REFERENCE

FEB 16 10 45 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 61591