FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4500

Jim Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 1988.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 18, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harwell Barr Martin & Stegall, P.O. Box 2960, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy M. Stewart (NAME)	(same) (NAME)	68:38
Rt. 3 Old Hydes Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James W. Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy M. Stewart

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Exhibit A attached hereto and made a part hereof by reference.

5635 09/12 0101 03CHECK 24.35

The real property described in Exhibit A is subject to a lien for 1988 Metropolitan taxes and a flowage easement of record in Book 2155, page 311, Register's Office for Davidson County, Tennessee.

Sybil Farrior Stewart, wife of James W. Stewart, joins in this conveyance to convey any and all marital or other rights she may have in the subject property.

FILED & RECORDED
DAVIDSON COUNTY, TN
SEP 12 8 18 AM '88

IDENTIFICATION REFERENCE

6 6 3 1 1

This is unimproved (XX) improved ( ) property, known as Old Hydes Ferry Pike, Nashville, Tennessee 37218
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28 day of February, 19 88

James W. Stewart

Sybil Farrior Stewart

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Patricia A. Lynch, a Notary Public in and for said County and State, the within named James W. Stewart and wife, Sybil Farrior Stewart,

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 1988.

Commission Expires March 11, 1990

Patricia A. Lynch Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____ _____ Notary Public

WARRANTY DEED

FROM
James W. Stewart

TO
Timothy M. Stewart

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor # 823, dated October 14, 1980, and known as Job No. 80-056 as follows:

Beginning at an iron pin on the southerly margin of Old Hydes Ferry Pike (25' South of the centerline), said point of beginning being the Northeast corner of this tract and the Northwest corner of the B.J. Johnson land of record in Deed Book 5018, page 635, R.O.D.C., Tennessee; thence with Johnson's line and a fence the following twenty-six calls: S06°48'33"W 249.95' to an iron pin; thence S01°38'19"W 98.56' to an iron pin; thence S07°37'21"W 30.39' to an iron pin; thence S13°41'07"W 76.22' to an iron pin; thence S09°30'08"W 338.06' to an iron pin; thence S10°32'11"W 124.21' to an iron pin; thence S18°41'09"W 54.99' to an iron pin; thence S18°28'11"W 338.35' to an iron pin; thence S07°38'34"W 52.57' to an iron pin; thence S07°00'48"E 75.00' to an iron pin; thence S18°20'05"E 250.77' to an iron pin; thence S12°59'30" 129.47' to an iron pin; thence S63°34'38"E 39.83' to an iron pin; thence S37°14'29"E 44.13' to an iron pin; thence S68°27'05"E 178.91' to an iron pin; thence N74°24'44"E 94.28' to an iron pin; thence N81°11'15"E 106.99' to an iron pin; thence N75°25'14"E 142.25' to an iron pin; thence N63°15'57"E 30.83' to an iron pin; thence N82°12'22"E 46.49' to an iron pin; thence S53°31'54"E 57.87' to an iron pin; thence S34°16'11"E 47.84' to an iron pin; thence S66°15'31"E 71.68' to an iron pin; thence S81°20'01"E 48.61' to an iron pin; thence N78°13'43"E 148.96' to an iron pin; thence S73°10'20"E 176.71' to an iron pin on the bank of the Cumberland River; thence with said River S31°11'52"W 1036.34' to an iron pin; thence continuing with said river S28°00'21"W 1,268.99' to a point; thence leaving said river N35°47'06"W 1,385.04' to an iron pin at a fence corner; thence with a fence N04°42'46"E 2,464.84' to an iron pin on the southerly margin of the aforesaid Old Hydes Ferry Pike; thence with the southerly margin of said Pike the next four calls: N69°55'42"E 74.34' to an iron pin; thence N66°54'06"E 151.89' to an iron pin; thence N63°43'21"E 222.21' to an iron pin; thence N63°29'00"E 402.06' to the point of beginning, containing 80.86 acres more or less.

Being the same property conveyed to James W. Stewart by deed from Commerce Union Bank of record in Book 5676, page 350, Register's Office for Davidson County, Tennessee.

Included in the above description but expressly excluded from this conveyance is the following:

Land situated in the 13th Civil District of Davidson County, Tennessee, and more particularly described according to an unrecorded plat made by McAleer-Payne Land Surveying, dated March 3, 1986, as follows:

Beginning at an iron rod in the southerly margin of Old Hydes Ferry Pike (25' south of the centerline), said point being the northeasterly corner of the subject tract described herein, said point also being the northwesterly corner of the B.J. Johnson tract, as of record in Deed Book 5018, Page 635, R.O.D.C., thence with Johnson's westerly line and a fence the following calls: S 06°48'33"W 249.95 feet to a fence post; S 01°38'19"W 98.56 feet to a 10" elm; S 07°37'21"W 30.39 feet to a 12" hackberry; S 13°41'07"W 76.22 feet to a 15" hackberry; S 09°30'08"W 338.06 feet to a 12" osage orange; S 10°32'11"W 124.21 feet to a 14" maple; S 18°41'09"W 54.99 feet to a 12" cherry; S 18°28'11"W 338.35 feet to a 15" cherry; S 07°38'34"W 52.57 feet to an 18" elm; S 07°00'48"E 75.00 feet to a 15" oak; S 18°20'05"E 250.77 feet to a 15" hickory stump; S 12°59'30"E 129.47 feet to an 8" oak; S 63°34'38"E 39.83 feet to a 15" oak; S 37°14'29"E 44.13 feet to a 6" elm; thence with a new line with J.W. Stewart S 28°28'12"W 351.39 feet to an iron rod, thence S 31°08'48"W 296.90 feet to an iron rod, thence S 59°57'50"W 378.56 feet to an iron rod, thence S 81°27'05"W 223.71 feet to an iron rod in the easterly line of the J.W. Stewart and R.W. Parker property, as of record in Deed Book 3993, Page 714, R.O.D.C., said point also being N 04°26'44"E 210.94 feet from an iron rod at a break in said easterly line, thence with said easterly line N 04°26'44"E 505.27 feet to an iron bolt, said point being the southeasterly corner of the W.H. Morrow property, as of record in Deed Book 5147, Page 876, R.O.D.C., thence with Morrow's easterly line N 04°50'26"E 1164.03 feet to a fence post, said point being the southeasterly corner of the F.K. Phillips property, as of record in Deed Book 4462, Page 742, R.O.D.C., thence with Phillips' easterly line N 04°50'26"E 584.40 feet to an iron rod in the southerly margin of Old Hydes Ferry Pike, thence with said margin along a curve to the left, having a radius of 1598.92 feet, a distance of 226.40 feet to an iron rod, thence N 63°48'15"E 222.21 feet to an iron rod, thence N 63°29'00"E 402.00 feet to the point of beginning, containing 35.89 acres, more or less.

Being the same property conveyed to Timothy M. Stewart by deed from James W. Stewart of record in Book 7055, page 375, Register's Office for Davidson County, Tennessee.



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	4500-00
CON TX	14-85
PRFEE	0-50
WDEED	9-00
TOTAL	24-35
CHECK	24-35

09/12/88 01 08:18 0001 5635

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6631 I.I.

IDENTIFICATION REFERENCE

SEP 12 8 18 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 132673