Send Tax Bills To:
Billy A. Stewart
320 Ezell Pk.
Nash Tn. 37217

Address of New Owner(s):
Same

This instrument prepared by:
Robert S. Nix
Attorney at Law
Lebanon, Tn. 37087

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Map: 103-03-0 282.01
Group:
Parcel:

WARRANTY DEED

THIS INDENTURE made and entered into on this the 8th day of July, 1989 by and between Ethel Frances Stewart, a widow, hereinafter referred to as the Grantors, and James Ansel Stewart and Billy Ammon Stewart, a single man,, hereinafter referred to as Grantees.

WITNESS, That for and in consideration of the love and affection I have for my sons and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Grantors have this day bargained and sold and by these presents do transfer and convey unto the said Grantees, their heirs and assigns, in the following described tract or parcel of land, to wit:

Certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 4 of Block 8 on the West Extension of Sylvan Park, not of record. Said lot No. 4 fronts 50 feet on the north side of Nebraska Avenue and extends back between parallel lines, parallel to and 160 feet west of the west margin of 49th Avenue North 210 feet to a dead line.

DEED REFERENCE: Being the same property conveyed to James Orvel Stewart and wife, Ethel Frances Stewart, by deed of Charles M. Holmes and Harold L. Hix, recorded in Deed Book 3812, Page 946, Register's Office for Davidson County, Tennessee. James Orvel Stewart died leaving his wife, Ethel Frances Stewart, as surviving tenant,

with hereditaments and appurtenances, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns, forever; and the said Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

THE GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESSETH OUR HANDS on this the day and date first above written.

Ethel Frances Stewart
ETHEL FRANCES STEWART

STATE OF TENNESSEE
COUNTY OF WILSON

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Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainors, Ethel Frances Stewart , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Wilson County, Tennessee, this the 8th day of July, 1989.

Robert S. Kirk
NOTARY PUBLIC

My Commission Expires:

11-30-1989

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $38,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Billy A. Stewart
AFFIANT

Subscribed and sworn to before me this the 13th day of July, 1989.

W. W. Keesee
Dep-Reg.

48897

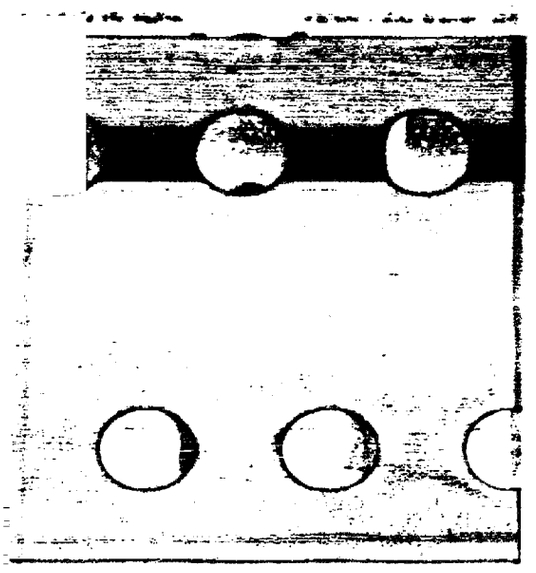
IDENTIFICATION REFERENCE

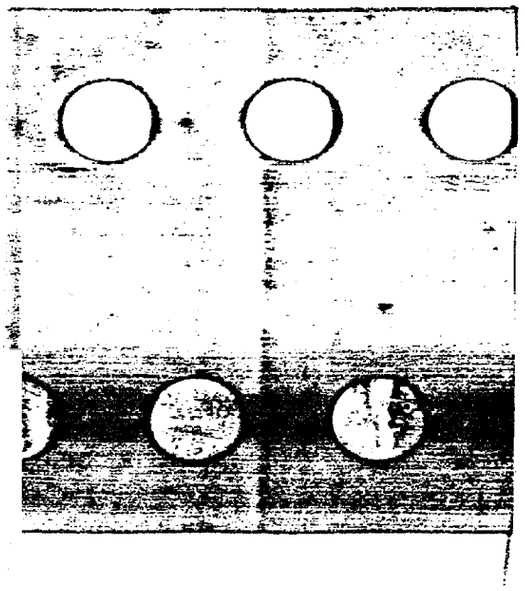
JUL 13 9 55 AM '89

DAVIDSON COUNTY, TN

RUSH

FEE 07/13 0101 03CHECK 134.50





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 38600.00
CON TX 127.38
PRFEE 1.00
WDEED 6.00
TOTAL 134.38
CHECK 134.38

07/13/89 01 09:55 0001 4775

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4889.7.

IDENTIFICATION REFERENCE

JUL 13 9 55 AM '89

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 228462