STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,082.00

Ariel M. Elam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February 19 90

Lee C. Crawford
Notary Public

MY COMMISSION EXPIRES: November 21, 1992
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ariel M. Elam (NAME)	Metropolitan Federal Savings (NAME)	MAP 119-5
115 Lutie Street (ADDRESS)	P.O. Box 995 (ADDRESS)	PARCEL 309
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37202-0995 (CITY) (STATE) (ZIP)	

FOR AND 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, Joe W. Stewart, Jr. and wife, Donna Sue Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ariel M. Elam and wife, Maridean Elam

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:

A certain tract or parcel of land in Davidson County, State of Tennessee being described as follows, to-wit:

Being Lot No. 150 on the Map of the Resubdivision of Lots Nos. 3 and 4 and parts of Lots Nos. 5 and 6 in Cumberland Nurseries, as of record in Book 332, page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 150 fronts 50 feet on the southerly side of Lutie Street, and runs back between parallel lines with the easterly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Joe W. Stewart, Jr. and wife, Donna Sue Stewart by deed from M & H Food Companies, Inc., a Delaware corporation, successor by merger to Bi-Rite Foods, Inc., a Tennessee Corporation, of record in Book 7401, page 713, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balanace of a note secured by a first mortgage Deed of Trust of record in Book 5662, page 779, and Modification of Assumption of record in Book 7405, page 676, both of record in the Register's Office of Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

unimproved ( )
This is improved (X) property, known as 115 Lutie Street, Nashville, TN 37211
(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 hand s this 9th day of February, 19 90

Joe W Stewart Jr.
Joe W. Stewart, Jr.

Donna Sue Stewart
Donna Sue Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8044 PAGE 54

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Joe W. Stewart, Jr. and wife, Donna Sue Stewart

the bargainor S 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 9th day of February 19 90.

Commission expires November 21, 1992

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

0 3 3 1 6

IDENTIF. REFERENCE

FEB 12 | 33 PM '90

DAVIDSON COUNTY TN

2224 02/12 0101 03CHECK 93.13

RETURN TO:

Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215

WARRANTY DEED

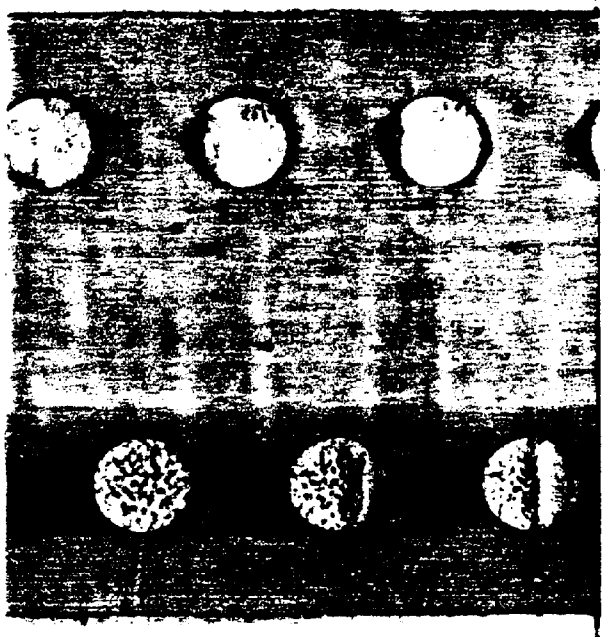
FROM

Joe W. Stewart, Jr. and wife, Donna Sue Stewart

TO

Ariel M. Elam and wife, Mariclean Elam





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	26089.37
CON TX	86.13
PRFEE	1.00
WDEED	6.00
TOTAL	93.13
CHECK	93.13

02/12/90 01 13:32 0001 2224

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0331 16

IDENTIF. REFERENCE

FEB 12 1 33 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 292232