WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
William G. Wallis Billie W. Rickles 1007 Murfreesboro Rd. Suite 123 Nashville TN. 37217	SAME	71-11-229

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 20,050.00 .

William G. Wallis
Affiant

Subscribed and sworn to before me this 25th day of July, 1990.

Susan Schmidt
Notary Public

My Commission Expires:
3/20/94

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we I, HAROLD E. STEWART, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto WILLIAM G. WALLIS and BILLIE W. RICKLES, as tenants in common, each holding an undivided one-half interest, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots No. 198 and 199 on the plat of the Highland Land Company's Subdivision, as of record in Book No. 421, page 14, Register's Office for Davidson County, Tennessee.

Said Lots No. 198 and 199 front twenty-five (25) feet each on the easterly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Harold E. Stewart by deed from Robert L. Callis, as Trustee, said deed being of record in Book 7919, Page 421, Register's Office for Davidson County, Tennessee.

Virginia I. Stewart, wife of Harold E. Stewart, joins in the execution of this deed to convey whatever right, title or interest she may have in the above property by way of her marital status.

44199

IDENTIFICATION REFERENCE

Jul 25 2 16 PM '90

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENNESSEE

3425 07/25 0101 03CHECK

73.00

This is improved property, known as 1426 Pennoch Avenue, Nashville, Tennessee

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, successors and assigns forever, and I do covenant with the said Grantees that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1990 which the Grantees herein assume and agree to pay.

AND I do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 25th day of July, 1990.

Harold E. Stewart

Virginia I. Stewart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of July, 1990, before me personally appeared HAROLD E. STEWART and wife, VIRGINIA I. STEWART, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 25th day of July, 1990.

Notary Public

My Commission Expires:
5/26/94

RE/ts/00140517.137

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

RECEIVED OF _____

FOR _____

BOOK 8160 PAGE 154

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 2050.00
ERR CO
CAMT 2050.00-
CAMT 2005.00
CON TX 66.00
~~BANK~~ 1.00
MDEED 6.00
TOTAL 73.00
CHECK 73.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/25/90 01 14:18 0001 3425

44199

IDENTIFICATION REFERENCE

JUL 25 2 16 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

NO. 340224

CAMT 2005.00-
CAMT 20050.00
~~TOTAL~~ 0.00
~~CHECK~~ 0.00

07/25/90 01 14:19 0001 3426