mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED BOOK 8237 PAGE 541

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
J.W. Stewart, et ux 906 Virginia Ave Nashville, Tn. 37211	Same as New Owner	Map 61-11 Parcel 15

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES HUDSON WALLACE, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents does transfer and convey unto J.W. STEWART and wife, JACKIE E. STEWART, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

BEING a tract marked "Wm. Curley" on the Plan of Curley Manor, as of record in Book 1835, page 73, Register's Office for Davidson County, Tennessee, and being the northeast part of Lot No. 37 on the Plan of a Resubdivision of Lots Nos. 11 to 17, inclusive, of I.C. McMahan's Maplewood Tract, as of record in Book 547, page 144, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point on the westerly margin of Richland Street, opposite a concrete monument at the northeast corner of Lot No. 20 on the plan of Curley Manor; thence with the line of Lots Nos. 20 and 18, North 89 deg. 42 min. West 220.3 feet to a concrete monument at the common corner of Lots Nos. 18 and 17; thence with the line of Lot No. 17, North 50 deg. 20 min. West 95.3 feet to the northwest corner of Lot No. 17 in the easterly line of Lot No. 16; thence, with the line of Lot No. 16 North 23 deg. 25 min. East 44.6 feet to a concrete monument at the northeast corner of Lot No. 16 in the south line of Gordon David property; thence with Davis line South 89 deg. 42 min. East 277.5 feet to the westerly margin of Richland Street; thence with the margin of the same, South 0 deg. 30 min. West, 101.5 feet to the beginning.

Being the same property conveyed to James Hudson Wallace by Quitclaim Deed from Hubert A. Wallace, an unmarried man, of record in Book 8192, page 326, Register's Office for Davidson County, 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 and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1990, which have been prorated between the parties and which will be paid at closing.

2. Subject to any and all matters as they may appear on the Plan of record in Book 547, page 144 and Book 1835, page 73, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my 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.

RUBY J. WALLACE, wife of JAMES HUDSON WLLACE, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 12th day of November, 1990.

J.W. STEWART

JAMES HUDSON WALLACE

JACKIE E. STEWART

RUBY J. WALLACE

7197 11/15 0101 03CHECK 181.90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES HUDSON WALLACE, and wife, RUBY J. WALLACE, and J. W. STEWART and wife, JACKIE E. STEWART, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 12th day of November, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $53,000.00.

Affiant

Sworn to and subscribed before me, this the 12th day of November, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

72485

IDENTIF. REFERENCE

Nov 15 8 41 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8237 PAGE 543

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 53000.00
CDN TX 174.90
PRFEE 1.00
WDEED 6.00
TOTAL 181.90
CHECK 181.90

11/15/90 01 08:41 0001 7197

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72485

IDENTIF. TREFERENCE

NOV 15 8 41 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 373217