THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD 3324 01/09 0101 03CHECK 82.60
MADISON, TN 37115

ADDRESS NEW OWNER:

THOMAS E. STEWART, TRUSTEE
333 GALLATIN ROAD S.
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 061-01
PARCEL 052

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00, THIS 24TH DAY OF APRIL, 1989.

Kathryn Hicks
AFFIANT

Subscribed and sworn to me, this the 28TH day of DECEMBER, 1990.

Connie C. Allen
Notary Public
My commission expires: 3-VI-94

STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from Landon Scott Vardell to The Bank of Goodlettsville, of record in Book 7302, page 694, the liability for which the Grantee hereby expressly assumes and holds Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, LANDON SCOTT VARDELL, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO SELL, TRANSFER, MORTGAGE, CONVEY AND OTHERWISE DEAL IN AND WITH SAID PROPERTY WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY OR BENEFICIARIES, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as Lot 2 on the Plan of the William Phillips Estates, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I, LANDON SCOTT VARDELL, the Grantor herein, covenant and state that this property is raw land and therefore not marital property.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 24th day of APRIL, 1989.

Landon Scott Vardell

LANDON SCOTT VARDELL, GRANTOR

Thomas E. Stewart Trustee

THOMAS E. STEWART, TRUSTEE, GRANTEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANDON SCOTT VARDELL ~~ET UX~~, _____, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 24TH day of APRIL, 1989.

Denise C. Cates

notary public

My commission expires: 5-11-92.

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. STEWART, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 24TH day of APRIL, 1989.

Denise C. Cates

notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Being part of Lot No. 2 on the plan of the William Phillips Estates as of record in Plat Book 57, page 21, Register's Office Davidson County, Tennessee more particularly described as follows:

Beginning at a point in the southerly margin of Broadmoor Drive, formerly known as Ewing Lane, said point also being the northwest corner of the Ewing Lane Church of Christ property as of record in Book 5069, page 742, R.O.D.C., TN. and the northwest corner of this described tract; thence along the westerly line of said church property S 8°-32'-00" W, 195.82 feet to an iron pin in the northerly line of the Plumbers & Pipe Fitters Local 572 property and the southeast corner of this described tract; thence westerly along a fence with the Local 572 property 390 feet, more or less, to a fence corner, said fence corner being the southeast corner of the Peggy Ann Jones property as of record in Book 4918, page 217, R.O.D.C.T., and the southwest corner of this described tract; thence along a fence with the Jones property N 11° 06' 04" E, 22 feet, more or less, to a point in the southerly margin of Broadmoor Drive; thence with the southerly margin of Broadmoor Drive as follows: N 80° 38' 07" E, 23.79 feet to a point; thence N 64° 02' 56" E, 177.95 feet to a point; thence N 74° 52' 07" E, 188.68 feet to a point; thence S 50° 11' 19" E, 37.89 feet to a point; thence 78° 58' 01" E, 11.64 feet to the point of beginning, containing 1.24 acres, more or less.

Being the same property conveyed to Landon Scott Vardell by Quitclaim Deed from William Brecheen et ux, Pearl Brecheen, of record in Book 7255, page 491, Register's Office for Davidson County, Tennessee, and by Deed of Correction executed by William Brecheen, as Grantor, and Landon Scott Vardell, as Grantee, and recorded in Book 7829, page 727, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1991 and all future years.

2. All matters set forth on plat of record in Book 57, page 21, Register's Office for Davidson County, Tennessee.

3. Deed of Trust from Landon Scott Vardell to Homer R. Ayers, Trustee, of record in Book 7302, page 694, Register's Office for Davidson County, Tennessee, to secure to The Bank of Goodlettsville the payment of one note dated July 20, 1987, in the original principal amount of $8,000.00, due and payable as set forth therein.

NOTE: THIS DEED is to be held in escrow until the Grantee satisfies the Installment Sales Contract dated April 24, 1989, or assumes the indebtedness on the property. It is contemplated that the mortgage holder (The Bank of Goodlettsville) will allow the assumption when the mortgage has been reduced.

84654

IDENTIF. REFERENCE

JAN 9 8 41 AM '91

FELIX E. [illegible]
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8272 PAGE 257

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 22000.00
				CON TX 72.60
				PRFEE 1.00
				WDEED 9.00
				TOTAL 82.60
				CHECK 82.60
01/09/91	01			08:40 0001 3824

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84654

IDENTIF. REFERENCE

JAN 9 8 41 AM '91

FELIX Z. WILSON II
REGISTER OF
DAVIDSON COUNTY TN.

No. 387717