mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 20
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

8005 11:01 AM 1004 CHECK 123.55

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Catherine Gaw Biggerstaff, et al 123 Ray Ave Old Hickory, Tn. 37138	Same as New Owner	Map 44-15 Parcel 274 Field Book #4D 41155

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, JOE T. STEWART and wife, CAROLYN STEWART, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto CATHERINE GAW BIGGERSTAFF, a single woman and AVERT J. GAW, a single man, joint tenants with survivorship obtaining, 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:

Land in Davidson County, Tennessee, being Lot No. 59 of Section "D" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 65, Register's Office for said County.

Said Lot No. 59 fronts 61 feet on the easterly side of Elliston Street and extends back 66 feet on the northerly line and 66.1 feet on the southerly line to the westerly line of Lot No. 47, measuring 61 feet, more or less, thereon.

Being the same property conveyed to JOE T. STEWART and wife, CAROLYN STEWART, by deed from Norma H. Hunter, unmarried, of record in Book 6088, page 776, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is: 1011 Elliston Street, Old Hickory, Tennessee.

It is the intent of the GRANTEES that they shall own and hold title to the said property as joint tenants with survivorship obtaining-that is in the event of the death of either of them the survivor of them shall own and hold title to the said property in fee simple without any claim, demand or suit from the Decedent's heirs, personal representatives or estate.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1991, which are now due and payable, 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 1424, page 65, said Register's Office.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 7th day of November, 1991.

"GRANTORS"

JOE T. STEWART

CAROLYN STEWART

"GRANTEES"

CATHERINE GAW BIGGERSTAFF

AVERT J. GAW

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE T. STEWART and wife, CAROLYN STEWART, and CATHERINE GAW BIGGERSTAFF, a single woman and AVERT J. GAW, a single man, 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 7th day of November, 1991.

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 $31,500.00.

Affiant

Sworn to and subscribed before me, this the 7th day of November, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

6.1002

IDENTIFICATION REFERENCE

Nov 11 8 59 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 8483 PAGE 210

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 31500.00
				CON TX 116.55
				PRFEE 1.00
				WDEED 6.00
				TOTAL 123.55
				CHECK 123.55
11/11/91	01			09:00 0001 8095

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.1002

IDENTIFICATION REFERENCE

Nov 11 8 59 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 475215