THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

THOMAS E. STEWART ET UX,
BETH P. STEWART
3730 CEDARWOOD DRIVE
NASHVILLE, TN 37216

MAP/PARCEL NUMBER:

MAP 62-9, PARCEL 38

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

AFFIANT

Subscribed and sworn to me, this the 20TH day of JULY, 1993.

Notary Public
My commission expires:

43325
IDENTIFICATION REFERENCE

93 JUL 21 PM 3:45

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, FRANK OAKLEY ET UX, JEAN OAKLEY, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said THOMAS E. STEWART ET UX, BETH P. STEWART, AS TENANTS IN COMMON, hereinafter referred to as GRANTEES, THEIR 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 GRANTORS 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. The provisions and agreements set forth and contained in the Contract For Sale executed by the parties respecting the sale and purchase of the premises shall survive the deed and transfer of title.

This is improved property known as 3730 CEDARWOOD DRIVE,

NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE 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.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

Upon GRANTEES' possession of said property, a Modification of Deed of Trust and Note and Transfer of Possession shall be executed by Holders and Makers and recorded in the Register's Office for Davidson County, Tennessee, which Modification shall reflect tax prorations and additional down payment made by GRANTEES at the time of GRANTEES' possession of the property.

GRANTORS shall pay all real property taxes and keep insurance on said property until possession of the said property is transferred to Grantees. Said insurance shall name Grantees as additional insured.

WITNESS our hands this 20TH day of JULY, 1993.

Frank D Oakley
FRANK OAKLEY

Jean Oakley
JEAN OAKLEY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK OAKLEY ET UX, JEAN OAKLEY, 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 20th day of July, 1993.

Denise C Clark
notary public

My commission expires: 5-11-96

DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT 'A'

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 6 on the Map of Riverwood Subdivision, being a subdivision of the East part of Lot No. 4 in the Division of the William Williams Lands on the Gallatin Turnpike, as of record in Book 547, page 62, Register's Office for Davidson County, Tennessee, and described as follows:

Lot No. 6 fronts 100 feet on the easterly side of a 30-foot avenue and runs back between parallel lines 294 feet on the south line and 297 feet on the north line to the Cumberland River and shows 100 feet on said river.

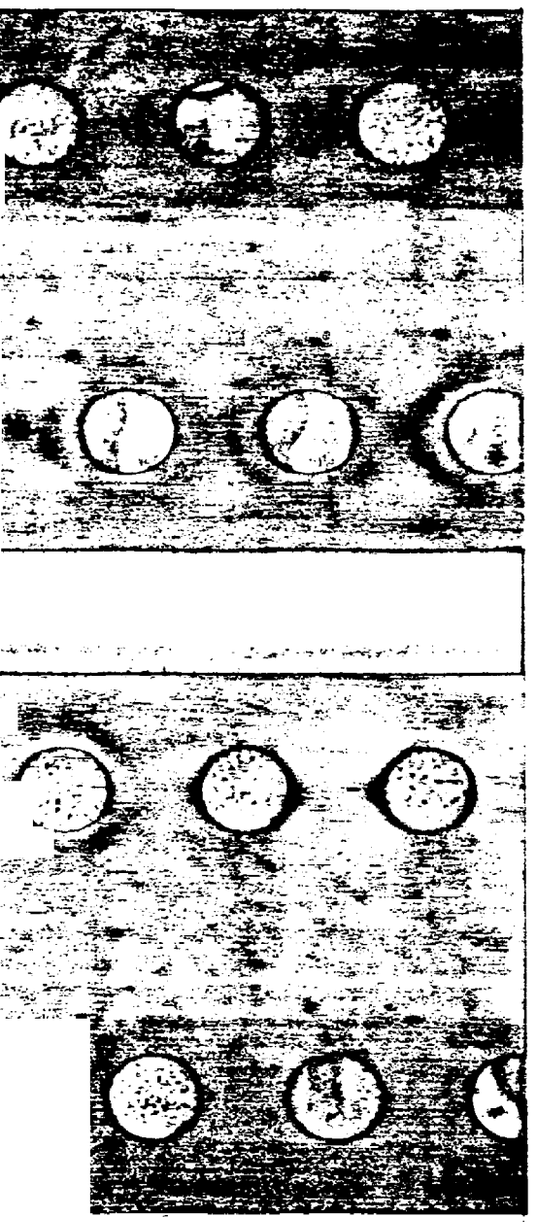
Being the same property conveyed to Frank Oakley and wife, Jean Oakley, by Installment Deed from W.E. Park, Jr., et ux, Dorothy Waller Park, of record in Book 4456, page 444, Register's Office for Davidson County, Tennessee.

6419 07/21 0101 03CHECK 420.00

EXHIBIT 'B'

1. Real property taxes for 1993 and all future years.

2. All matters set forth on Plan of Riverwood Subdivision, of record in Book 547, page 62, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 9020 PAGE 931

| | | |
|---|---|---|
| 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 | 110000.00 |
| | | | CON TX | 407.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 420.00 |
| | | | CHECK | 420.00 |
| 07/21/93 | 01 | | 15:46 0001 | 6419 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

43325
IDENTIF. # REFERENCE

93 JUL 21 PM 3:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No. 676799**