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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

THIS INDENTURE, made and entered into as of the **28th** day of **January, 1994** by and between

Robert D. Aston and Janis M. Aston, husband and wife ,

hereinafter referred to as Grantor, and

Glen J. Stewart and Joyce E. Stewart, Husband and wife ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being lot No. 78 on the plan of Harpeth Park, Section II, as of record in Book 3700, page 58, said Register's Office, described as follows:

Beginning at a point in the southerly margin of Esterbrook Drive at the common corner of Lots Nos. 78 and 79; thence with the line between said lots, southerly 135 feet to a corner of Lot No. 77 on the said plan; thence with the line between Lots No.s 77 and 78, westerly 121 feet to a point in the easterly margin of Camelot Drive; thence with the margin of same, northerly 110 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.27 feet to a point in the southerly margin of Esterbrook drive; thence with the margin of the same easterly 96 feet to the point of beginning.

Being the same property conveyed to Robert D. Aston and Janis M. Aston, Husband and Wife, by deed from Curtis B. Freed and wife, Shirley E. Freed of record in Book 7064, page 344, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

Subject to Matters shown on Recorded Plan, Restrictions, and Matters of Record.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Robert D. Aston
Robert D. Aston

Janis M. Aston
Janis M. Aston

INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Robert D. Aston and Janis M. Aston, husband and wife** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **January, 1994**.

Notary Public

Commission Expiration: 11-22-97

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$103,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **28th** day of **January, 1994**.

Notary Public

Commission Expiration: 11-22-97

94 FEB -2 PM 3:43
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

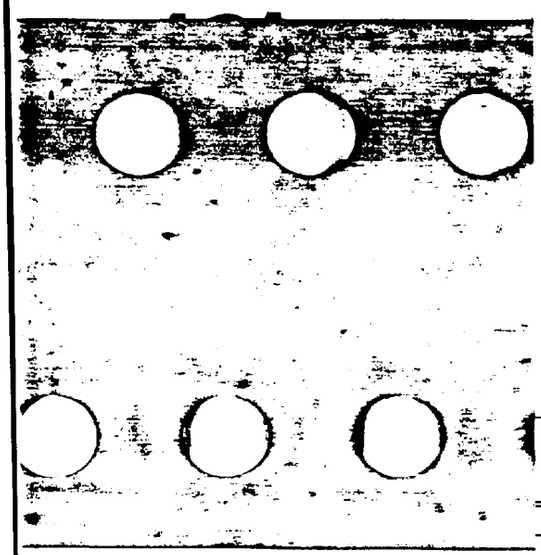
14278
IDENTIF. & REFERENCE

1803 02/02 0101 03CHECK
391-95

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	NationsBanc P.O. Box 353 Louisville, KY 40201-0353	8059 Esterbrook Drive Nashville, TN 37221 MAP PARCEL NUMBER 128-14-61

WD-NEW.DOC

Anderson & Jordan



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

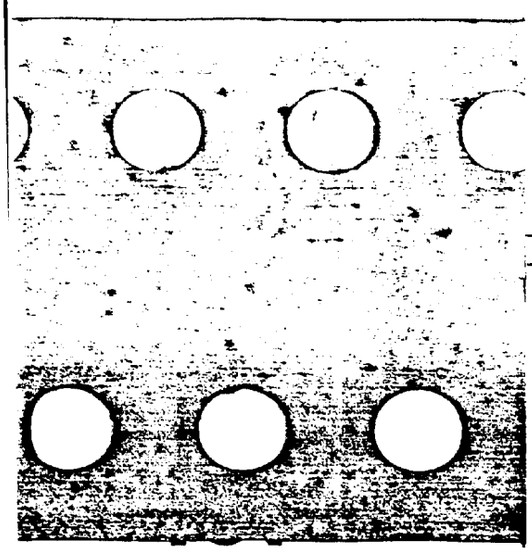
RECEIVED OF _____

FOR _____

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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 103500.00
CON TX 382.95
PRFEE 1.00
WDEED 8.00
TOTAL 391.95
BANK
CHECK 391.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/94 01 15:42 0001 1803

14278
IDENTIF. & REFERENCE

94 FEB -2 PM 3:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 752790