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53

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 64,250.00

Michael W. Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March 19 94

Notary Public

MY COMMISSION EXPIRES 11/20/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL W. STEWART (NAME)	SOUTHEASTERN MORTGAGE OF TENNESSEE (NAME)	MAP 73-11
2304 TALLY GREEN COURT (ADDRESS)	565 MARRIOTT DRIVE (ADDRESS)	PARCEL
NASHVILLE, TN 37214 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37214 (CITY) (STATE) (ZIP)	119

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CLARENCE M. WILLIAMS, JR. AND WIFE, SARA B. WILLIAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL W. STEWART AND WIFE, KATHLEEN E. STEWART

HEREINAFTER CALLED 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. 1-B of Tally Green, a subdivision as of record on Plat Book 6250, page 463, as established by Zone Lot Division, said Division being more particularly described according to a survey prepared by Bledsoe & Wamble Engineers, Registered Land Surveyor Number 1136, in May, 1985, with all bearings referenced to said record plat of Tally Green as follows:

BEGINNING at a concrete monument at the northeast corner of Lot No. 1 and in the intersection of the West right of way of Tally Green Court and the right of way line on the Cul-de-sac of Donna Hill Court; running thence along said west right-of-way line of Tally Green Court, S 09 deg. 45' 35" W 22.74 feet to a concrete monument; thence S 10 deg. 45' 54" W 86.90 feet to a point; thence S 85 deg. 27' 35" W 30.54 feet to a point; thence N 78 deg. 52' 32" W 44.60 feet to a point; thence N 64 deg. 25' 42" W 101.69 feet to a point; thence N 18 deg. 25' 45" E 92.18 feet to a concrete highway right-of-way monument; thence S 79 deg. 14' 24" E 159.48 feet to the point of beginning and containing 18,260 square feet or 0.42 acres.

Being the same property conveyed to CLARENCE M. WILLIAMS, JR. AND WIFE, SARA B. WILLIAMS by deed of record in Book 6575, page 977, Register's Office for Davidson County, Tennessee.

35426 IDENTIF. ↑ REFERENCE

94 APR -5 PM 2:25 DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property known as 2304 TALLY GREEN COURT, NASHVILLE, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever 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 our hand s this 31st day of March, 19 94

Sara B. Williams
SARA B. WILLIAMS

Clarence M. Williams Jr
CLARENCE M. WILLIAMS, JR.

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLARENCE M. WILLIAMS, JR. AND WIFE, SARA B. WILLIAMS

the bargainor S, 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 and official seal at GOODLETTSVILLE, Tennessee, this 31st day of March 19 94.

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

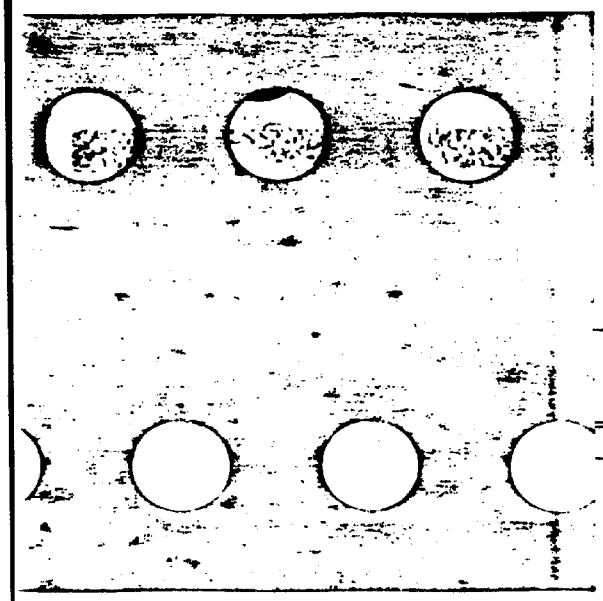
Notary Public

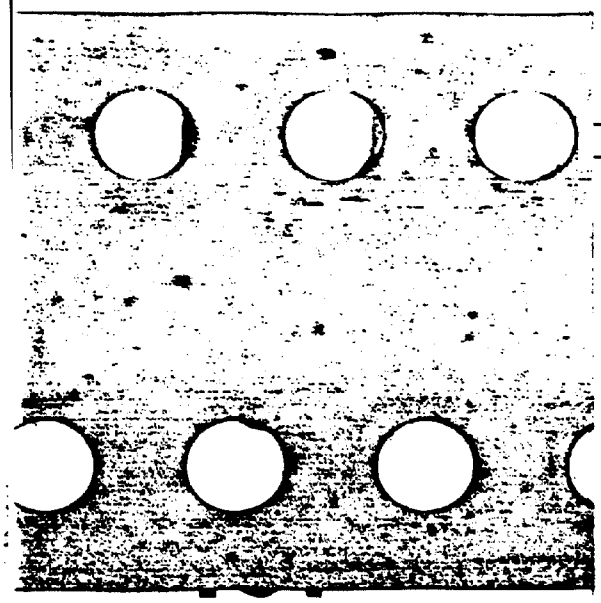
WARRANTY DEED
FROM

TO

RETURN TO:

0039 04/05 0101 03CHECK 246.73





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 64250.00
				CON TX 237.73
				PRFEE 1.00
				WDEED 8.00
				TOTAL 246.73
				CHECK 246.73

04/05/94 01 14:30 0001 0039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35426
IDENTIF. ↑ REFERENCE

94 MAR -5 PM 2:29

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 775291