(1)

Send tax bills to:

MR and Ms. Bennie Steward
405 Capri Court
Nashville, TN 37209

This instrument prepared by: mail

Michael W. Ferrell
Attorney at Law
3125 N. Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

Address of New Owner(s):

Same

Map: 82-12
Group:
Parcel: 277

Improved: X
Unimproved:

BOOK 9412 PAGE 288

WARRANTY DEED

THIS INDENTURE made and entered into on this the 14th day of July, 1994, by and between WALTER B. COLEMAN and wife, HARRIETT D. COLEMAN, hereinafter referred to as the GRANTORS, and BENNIE O. STEWARD and wife, MARY O. STEWARD, hereinafter referred to as the GRANTEES.

WITNESS, That 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 is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 13 and 14 on the Map of D. D. Phillips' Silverdene Park Subdivision, as of record in Book 421, Page 31, Register's Office for said County.

Said Lots No. 13 and 14 front 97 feet three inches on the northwesterly side of Gallatin Avenue, or Main Street, and run back between parallel lines 170 feet to an alley in the rear.

INCLUDED in the above description, BUT EXPRESSLY EXCLUDED THEREFROM is that portion of the premises conveyed to the Nashville Housing Authority, by deed from Southern Cleaners & Laundry, Inc. of record in Book 3924, Page 689, Register's Office for Davidson County, Tennessee described as follows:

Land in the City of Nashville, County of Davidson, State of Tennessee, being part of Lots Nos. 13 and 14 on the Map of D. D. Phillip's Silverdene Park Subdivision, as of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point, said point being on the northerly margin of Main Street, and being the most southerly corner of said property; thence with the northerly margin of Main Street in an easterly direction a distance of 97.25 feet, more or less, to the easterly margin of said property, thence with said easterly margin in a northerly direction a distance of 10 feet, more or less, to a point; thence with a line in a westerly direction, said line being parallel to and a distance of 10 feet from the northerly margin of Main Street, a distance of 97.25 feet, more or less, to the westerly margin of said property; thence with the westerly margin of said property in a southerly direction, a distance of 10 feet, more or less, to the point of beginning and containing 972.5 feet, more or less.

Being the same property conveyed to Walter B. Coleman and wife, Harriett D. Coleman, by Warranty Deed of record in Book 5528, Page 365, Register's Office for Davidson County, Tennessee.

Said property is subject to an existing first mortgage indebtedness, of record in Book 5130, Page 327, Register's Office for Davidson County, Tennessee. Grantees herein specifically do not assume such indebtedness; rather, the Promissory Note and Deed of Trust executed by Grantees in favor of Grantors simultaneously herewith shall "wrap" the said existing first mortgage.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

THE GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

Walter B. Coleman
WALTER B. COLEMAN

Harriett D. Coleman
HARRIETT D. COLEMAN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainors, WALTER B. COLEMAN and wife HARRIETT D. COLEMAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 14th day of July, 1994.

Denise Carver
Notary Public

My Commission Expires: 7-22-95

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 130,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 14th day of July, 1994.

Denise Carver
Notary Public

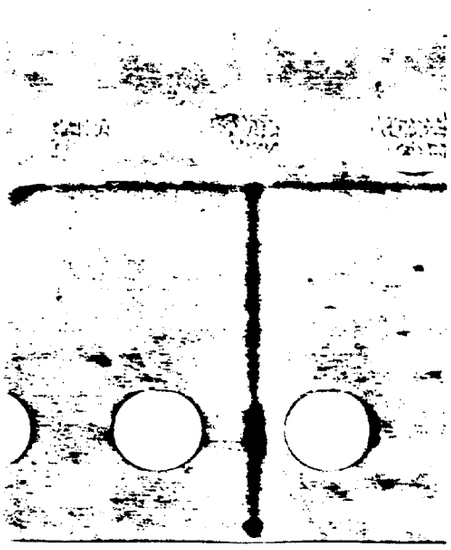
My Commission Expires: 7-22-95

72721
IDENTIFICATION REFERENCE

94 JUL 20 AM 8:51
FELIX E. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

8707 07/20 0101 03CHECK 494.00



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

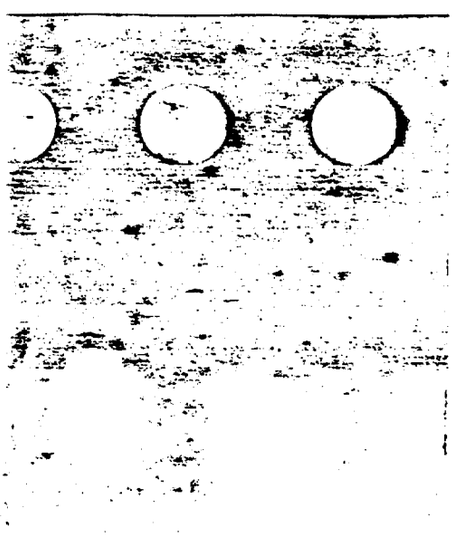
RECEIVED OF _____

FOR _____

BOOK 9412 PAGE 291

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 130000.00
CON TX 481.00
PRFEE 1.00
MDEED 12.00
TOTAL 494.00
CHECK 494.00

07/20/94 01 08:51 0001 8207

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72721
IDENTIF. ↑ REFERENCE

94 JUL 20 AM 8:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 815291