14-F

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ATTORNEY
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOOK 9662 PG 496

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Timothy N. Stewart<br>3710 Murphy Road<br>Nashville, TN 37209 | First Security Savings Bank, FSB<br>2600 Telegraph Road<br>Bloomfield Hills, MI 48302 | 104-5-39<br>25W-06345 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $57,900.00.

Affiant

Subscribed and sworn to before me this 28th day of April, 1995.

Notary Public

My commission expires: 7/24/97

95 MAY -3 AM 10:03
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
57246

**WARRANTY DEED**

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Margie Ruth Rice, Patricia Ann Cleage, Peggy R. Miller, Thelma Gale Ridings, Jack Douglas Ridings, Peggy R. Miller, Executor and Thelma Gale Ridings, Executor**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Timothy N. Stewart, unmarried** hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee being Lot 9 on the Map of West Grove of record in Book 421, Page 85, Register's Office for said County.

Said Lot 9 fronts 50 feet on the north side of Murphy Road, formerly Minnesota Avenue and runs back between parallel lines 164.4 feet to an alley.

This being the same property conveyed to William C. Ridings and wife, Willma C. Triplett Ridings (also known as Christine T. Ridings) by deed of record in Book 4083, page 516, Register's Office for Davidson County, Tennessee. The said William C. Ridings having predeceased Christine T. Ridings, the property vested in the said Christine T. Ridings as surviving tenant by the entirety. The said Christine T. Ridings having since died, the property is vested in Margie Ruth Rice, Patricia Ann Cleage, Peggy R. Miller, William Howard Ridings and Jack Douglas Ridings pursuant to Will probated in the Probate Court for Davidson County, Tennessee under Case No. 95-P-207. The said William Howard Ridings having since died the interest held by William Howard Ridings is vested in Thelma Gale Ridings pursuant to Will probated in said Probate Court of Davidson County, Tennessee.

This is improved property known as 3710 Murphy Road, Nashville, TN 37209. The undersigned warrant that this property has not served as a

residence for any of the Grantors or their spouses.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and the undersigned Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered; and the Grantors do further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his 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.

Peggy R. Miller, Executor of the Estate of Christine T. Ridings and Thelma Gale Ridings, Executor of the Estate of William Howard Ridings join in this conveyance to express the consent and participation of the respective estates represented by them to and in this conveyance.

IN WITNESS WHEREOF, this instrument has been executed this 28th day of April, 1995.

Margie Ruth Rice
Margie Ruth Rice

Patricia Ann Cleage
Patricia Ann Cleage
By: Peggy R Miller attorney-in-fact
Peggy R. Miller, Attorney-in-Fact

Peggy R Miller
Peggy R. Miller

Thelma Gale Ridings
Thelma Gale Ridings

Jack Douglas Ridings
Jack Douglas Ridings
By: Peggy R Miller attorney-in-fact
Peggy R. Miller, Attorney-in-Fact

Peggy R Miller
Peggy R. Miller, Executor of the Estate of Christine T. Ridings

Thelma Gale Ridings
Thelma Gale Ridings, Executor of the Estate of William Howard Ridings

95 APR 28 12:01 03CHECK 227.23

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 Margie Ruth Rice, Peggy R. Miller, Thelma Gale Ridings, Peggy R. Miller, Executor and Thelma Gale Ridings, Executor, the 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 and official seal, this 28th day of April, 1995.

Notary Public

My Commission Expires: 7/24/97

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Peggy R. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Patricia Ann Cleage and Jack Douglas Ridings, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Patricia Ann Cleage and Jack Douglas Ridings for the purpose therein contained, by signing the name of Patricia Ann Cleage and Jack Douglas Ridings by herself as Attorney-in-Fact.

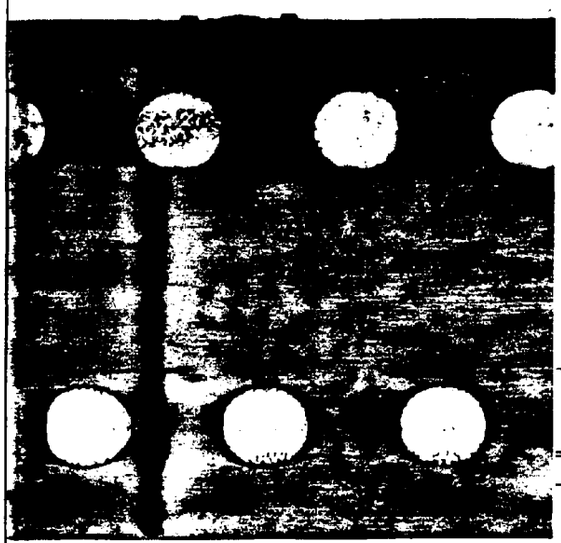
WITNESS my hand and official seal, this 28th day of April, 1995.

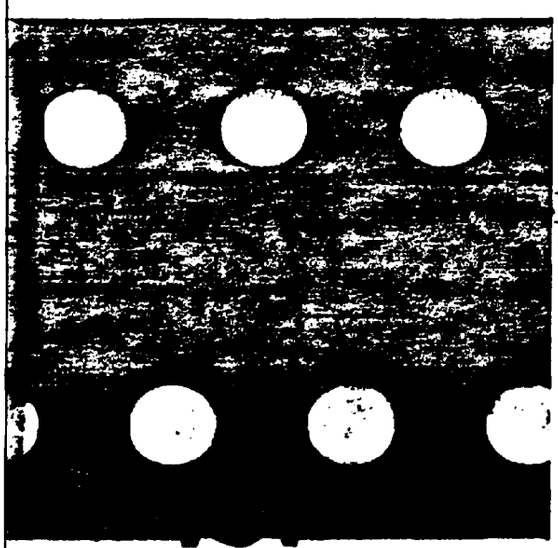
Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/24/97

STEWART.WD





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9662 PG 499

| | | |
|---|---|---|
| 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 57900.00
CON TX 214.23
PRFEE 1.00
MTEED 12.00
TOTAL 227.23
CHECK 227.23

05/03/95 01 10:07 0001 7094

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

57246
IDENTIF. & REFERENCE

95 MAY -3 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 906513