BOOK 9817 PG 819

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

E. J. Hyde
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 19 95

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. J. HYDE	SAME	82-5-206
(NAME)	(NAME)	
224 EWING DRIVE		11W-05706
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, ESTATE OF WILLIAM ALEXANDER STUART

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. J. HYDE* AND WIFE, RETA L. HYDE

* A/K/A EUNICE JUNIOR HYDE

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 the easterly one-half (1/2) of Lot Nos. 1, 2, 3, and 4, of Block 29, on the Map of FISK UNIVERSITY PLACE, of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee.

SAID part of lots adjoin and front together 100 feet on the westerly margin of Thirty-Second (32nd) Avenue North, formerly India Street, and extend back between parallel lines, along the northerly margin of Batavia Street, 75 feet to a dead line.

BEING the same property conveyed to WILLIAM A. STUART AND WIFE, WILLIE MAE STUART, by deed from Lorane Nelson, Lurie Lee Cowley, Fred Appleton and Joyce Upton, Heirs at Law and next nearest of kin to Amuel Appleton, deceased, of record in Book 3670, page 169, Register's Office for Davidson County, Tennessee. The said Willie Mae Stuart predeceased William A. Stuart. Pursuant to an Agreed Order in the Estate of William Alexander Stuart, Nick Stuart, Jr. as Administrator was authorized and impowered to convey said property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 3200 BATAVIA STREET, NASHVILLE, TN 37209
(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 my hand this 29th day of September, 19 95

ESTATE OF WILLIAM ALEXANDER STUART

By:
NICK STUART, JR., ADMINISTRATOR

Nick Stuart Jr.

251.00

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared NICK STUART, JR. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the ADMINISTRATOR and _____ respectively of the ESTATE OF WILLIAM ALEXANDER the within named bargainor, and corporation, and that he as such ADMINISTRATOR 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 NICK STUART, JR. as such ADMINISTRATOR, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 29th day of September 1995 .

My commission expires July 26, 1997

I. DYKE TATUM
Notary Public

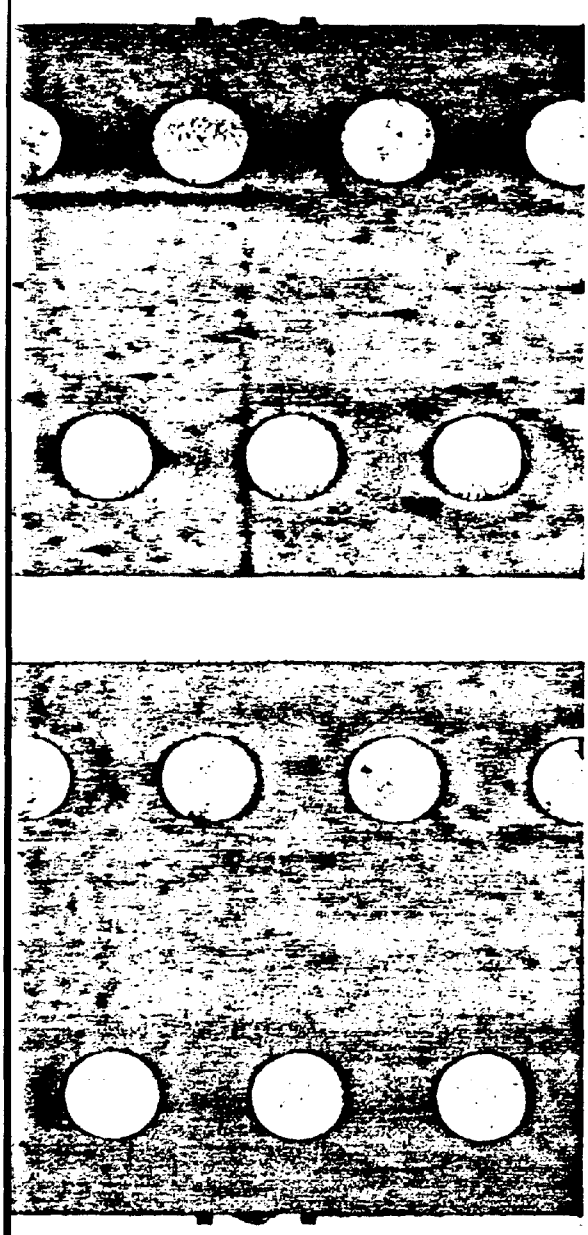
*** CONTINUATION

SOURCE OF DESCRIPTION: Survey dated September 14, 1995, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

01085537
IDENTIF. # REFERENCE

95 OCT -4 AM 11:09

BK 9817



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

RECEIVED OF _____

FOR _____

BOOK 9817 PG 821

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
TOTAL	231.00
CHECK	231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/04/95 01 11:11 0001 2860

0108537
IDENTIF. ↑ REFERENCE

95 OCT -4 AM 11:09
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 961643