BOOK 9848 PG 797

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Christopher W. Steward	PHH Mortgage Services Corporation	MAP and PARCEL
[108 Legion Drive	Attn: Tax Dept.	63-4-23
[Old Hickory, TN 37138	6000 Atrium Way	
	Mt. Laurel, N.J. 08054	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Geneva Ann Bagwell Smith, ~~a~~unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Christopher W. Steward, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Old Hickory, Davidson County, Tennessee, being part of the property conveyed in Deed Book 2012, Page 573, Register's Office for said county, described according to an unrecorded survey by Hickerson & Hickerson dated May 30, 1963, revised November 8, 1963, as follows:

BEGINNING in the southerly right-of-way of Legion Drive at the northwest corner of Lot 10 on the Plan of Laurel Heights as recorded in Plat Book 3600, Page 44, Register's Office, Davidson County, Tennessee; thence along the west line of Lot 10, S 30 degrees 18' W, 401 feet; thence N 63 degrees 34' W, 169 feet; thence N 20 degrees 21' E, 249 feet; thence S 66 degrees 25' E, 58.5 feet; thence N 19 degrees 37' E, 156 feet to the south right-of-way of Legion Drive; thence along said right-of-way S 62 degrees 00' E, 177 feet to the POINT OF BEGINNING.

BEING a portion of the same property conveyed to Gordie B. Dowell Bagwell by deed from Dorothy D. Dowell West appearing of record in Book 2012, Page 573, Register's Office, Davidson County, Tennessee. The said Gordie B. Dowell Bagwell, being one and the same person as Gordie Beatrice Dowell Bagwell, died testate and by the terms of her Last Will and Testament, Probate No. 95P-1430, Probate Court Clerk's Office, Davidson County, Tennessee, devised said property to her only child, Geneva Ann Bagwell Smith.

This is property with a common address of 108 Legion Drive, Old Hickory, TN 37138.

Grantor hereby conveys said property in its "AS IS" condition.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and paid at closing; 2) Any and all matters of record applying to the within described property.

Grantor warrants that she has never lived in said property as a married person.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $50,000.00

X Christopher W. Steward
Affiant

[Subscribed and sworn before me this 26th day of October, 1995.

[My Commission Expires: 5/23/98

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **26th** day of **October, 1995.**

Geneva Ann Bagwell Smith

Geneva Ann Bagwell Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

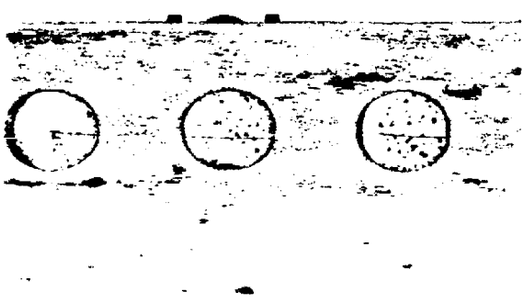
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Geneva Ann Bagwell Smith, married** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

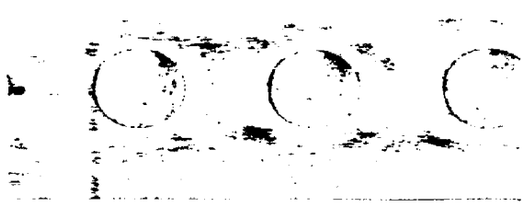
Witness my hand and official seal at **Nashville,**, Tennessee, this **26th** day of **October, 1995.**

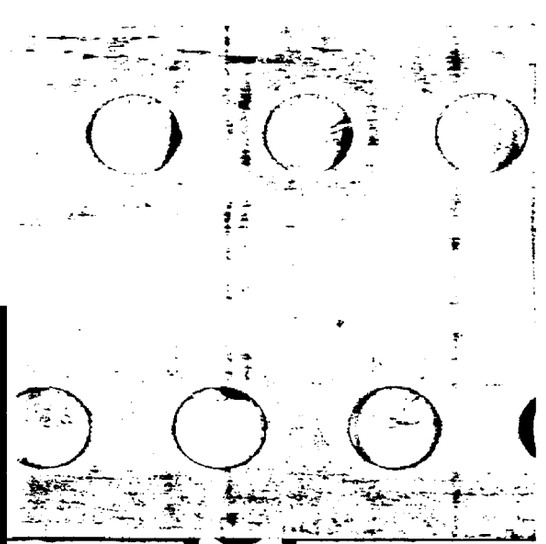
Notary Public
My Commission Expires: 2/25/98

File No. 9510-376

4219 11/03 0101 03CHECK 194.00







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

RECEIVED OF _____

FOR _____

BOOK 9848 PG 799

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	50000.00
			CON TX	185.00
			WDEED	8.00
			PRFEE	1.00
			TOTAL	194.00
			CHECK	194.00
11/03/95	01		08:17 0001	4219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0119141
RECEIVED FOR REFERENCE
95 NOV -3 AM 8:18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 972847