First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 9851 PG 101

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#13458

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
BRUCE J. STEWART (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	117-12
1476 Clairmont Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 353 (STREET ADDRESS)	83
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Louisville, Kentucky 40201-0353 (CITY) (STATE) (ZIP)	16DA3685

FOR AND IN 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, GREI S. HINSEN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRUCE J. STEWART AND WIFE, LAURETTA M. STEWART

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 part of Lot No. 1 of Block "A" on the Plan of Galecrest No. 2 as of record in Book 843, page 30, Register's Office for said County, described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, June 29, 1937, as follows:

Beginning at the southwest intersection of Clairmont Avenue and Woodmont Avenue, being the northeast corner of Lot No. 1; thence westwardly with the southerly margin of Woodmont Avenue, 109 feet to the northeast corner of the land conveyed to Charles L. Rathburn and wife, by deed from M. G. Horkins, Trustee, of record in Book 1031, page 94, said Register's Office; thence with Rathburn's easterly line, southwestwardly 119 feet 6 inches to a point 5 feet east of the line between Lots Nos. 1 and 2, being Rathburn's southeast corner; thence southeastwardly 131 feet to a point on the westerly margin of Clarimont Avenue; thence with the margin of the same, northeastwardly 162 feet to the beginning.

Being the same property conveyed to Grei S. Hinsen, a single person by deed from Dixie W. Frederiksen as Trustee, Leslie A. Falk Living Trust of record in Book 8967, page 855, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Book 843, page 30, said Register's Office.

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This is improved (XX) unimproved ( ) property, known as 1476 Clairmont Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of October, 19 95

GREI S. HINSEN

BOOK 9851 PG 102

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREI S. HINSEN

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand at office, this 31st day of October, 19 95

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

4957 11/06 0101 03CHECK 1115.30

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 95

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

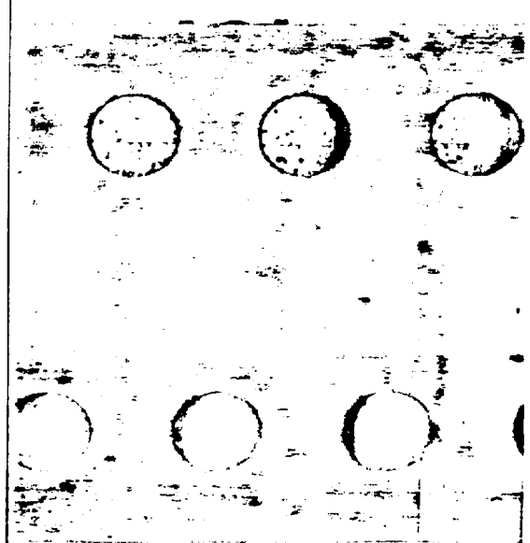
Notary Public

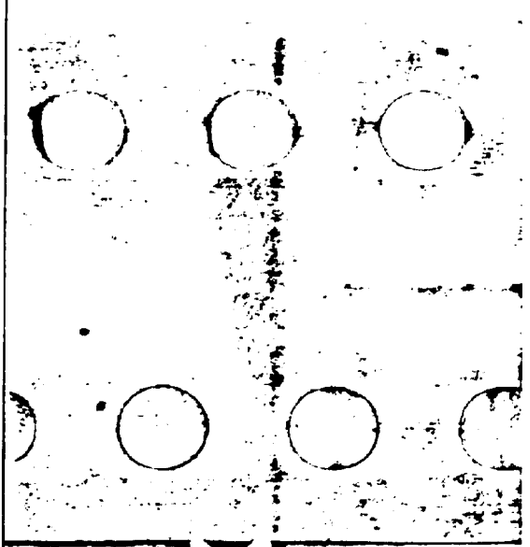
WARRANTY DEED

FROM GREI S. HINSEN

TO BRUCE J. STEWART AND WIFE, LAURETTA M. STEWART

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9851 PG 103

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 299000.00
CON TX 1106.30
PRFEE 1.00
WDEED 8.00
TOTAL 1115.30
CHECK 1115.30 0001 4957

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 973574