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This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Roy B. Stewart
2904 McGavock Pike
Nashville, Tennessee 37214

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 95-16
PARCEL 6
3DZ-10415

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, Jim Smith Realtors, Jim B. Smith, sole proprietor, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Roy B. Stewart, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 32, on the Plan of Lakeland, of record in Plat Book 2133, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Jim Smith Realtors, by deed from Margaret Vradenburg, unmarried of record in Book 7011, Page 701, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 2133, Page 15, said Register's Office.

Taxes for 1995 have been pro-rated and paid.

Dorothy P. Smith joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

This is improved property known as 322 Emery Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy B. Stewart, his heirs and assigns, forever; and Jim Smith Realtors, Jim B. Smith, sole proprietor, and and wife, Dorothy P. Smith do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of December, 1995.

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Jim B. Smith

Dorothy P. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jim B. Smith and wife, Dorothy P. Smith 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 94,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of December, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

0133655

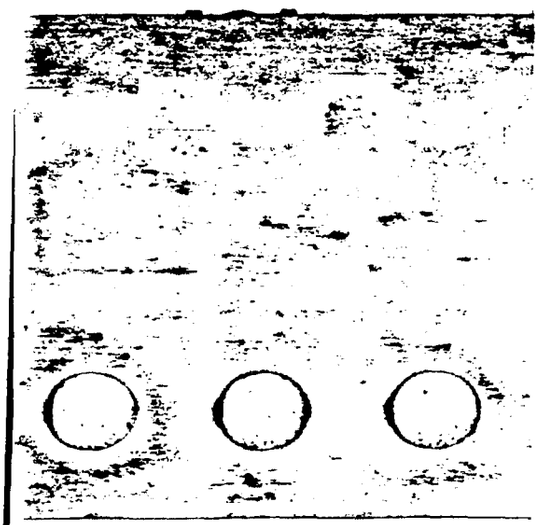
IDENTIFICATION REFERENCE

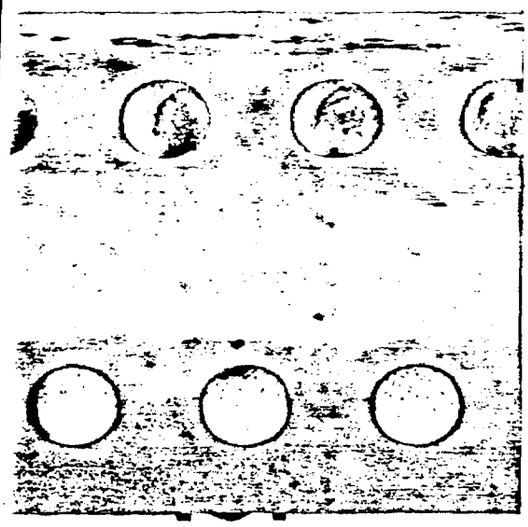
95 DEC 19 PM 3:23

DAVIDSON COUNTY TN

0036 12/19 0101 03CHECK

356.00





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

RECEIVED OF _____

FOR _____

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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 94000.00
CON TX 347.80
PRFEE 1.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 8.00
TOTAL 356.80
CHECK 356.80

12/19/93 01 15:24 0001 0036

0133655
IDENTIF. & REFERENCE

95 DEC 19 PM 3:23
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 988460