57

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 95

Notary Public

MY COMMISSION EXPIRES: 6/1/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randolph A. Owen (NAME)	NationsBank of Tennessee, N.A. (NAME)	154-136
2081 Pine Hill Road (ADDRESS)	3401 West End Ave., Ste. 110 (ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Robert L. Stewart and wife, Peggy D. Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randolph A. Owen and wife, Delana W. Owen

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:

A tract of land located in the Second Civil District, Nashville, Davidson County, Tennessee, being generally located south of Poplar Creek Road and west of Pine Hill Road and being more particularly described as follows:

Beginning at an existing iron pin at the northeasterly corner of the herein described tract and the northwesterly corner of Thomas Sherrill, et ux of record in Book 7354, page 806 and Book 7296, page 174, R.O.D.C., TN; thence, with the westerly boundary of Sherrill S 31 deg. 19' 16" W 233.71 feet to an existing iron pin on the northerly boundary of Frank Guzikowski, et al of record in Book 8741, page 640, R.O.D.C., TN; thence, with the northerly boundary of Guzikowski N 66 deg. 32' 26" W 1768.93 feet to an existing iron pipe in the easterly boundary of John R. Bibb, et ux of record in Book 4887, page 325, R.O.D.C., TN; thence, with the easterly boundary of Bibb N 23 deg. 24' 24" E 315.79 feet to an existing iron pin at a 24" tree, said pin being the southwesterly corner of Robert Pinkerton, et ux of record in Book 9572, page 370, R.O.D.C., TN; thence, with the southerly boundary of Pinkerton S 43 deg. 49' 28" E 70.50 feet to a point; thence, S 54 deg. 41' 55" E 319.35 feet to a point; thence, S 58 deg. 54' 19" E 178.27 feet to a point; thence, S 49 deg. 41' 33" E 159.98 feet to a point; thence, S 67 deg. 09' 29" E 348.85 feet to a point; thence, S 76 deg. 11' 21" E 84.28 feet to a point; thence, S 68 deg. 06' 55" E 153.88 feet to a point; thence, S 76 deg. 02' 56" E 76.25 feet

CONTINUED

unimproved ( )
This is improved (X) property, known as 2081 Pine Hill Road, Nashville, Tennessee
(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 our hand s this 6th day of December, 19 95

Robert L. Stewart

Robert L. Stewart

Peggy D. Stewart

Peggy D. Stewart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Stewart and wife, Peggy D. Stewart

the bargainor s, 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 at Brentwood, Tennessee, this 6th day of December, 19 95.

Commission expires 6/1/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0134665
IDENTIF. ↑ REFERENCE

95 DEC 22 AM 10:09

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1137 12/22 0101 03CHECK 153.60

LEGAL DESCRIPTION CONTINUATION

to a point; thence, N 89 deg. 52' 50" E 52.91 feet to a point; thence, S 81 deg. 57' 40" E 135.23 feet to a point; thence, S 63 deg. 32' 37" E 254.35 feet to the point of beginning.

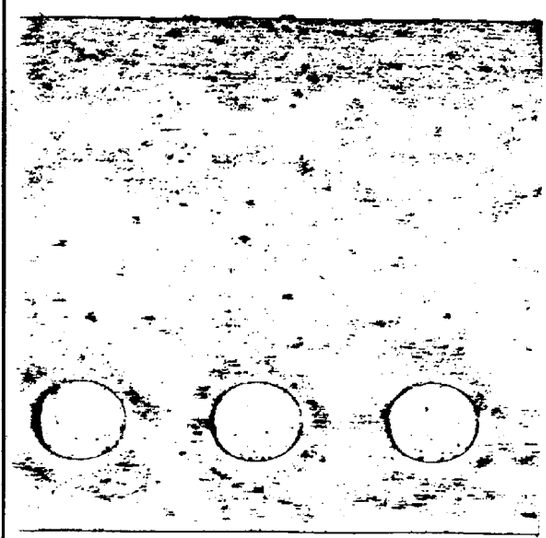
Together with a non-exclusive easement for ingress and egress to the subject property from Griffith Road over Pine Hill Road, an unrecorded public road, and a private road which extends over the Sherrill property from the end of Pine Hill Road to the northeast corner of the property.

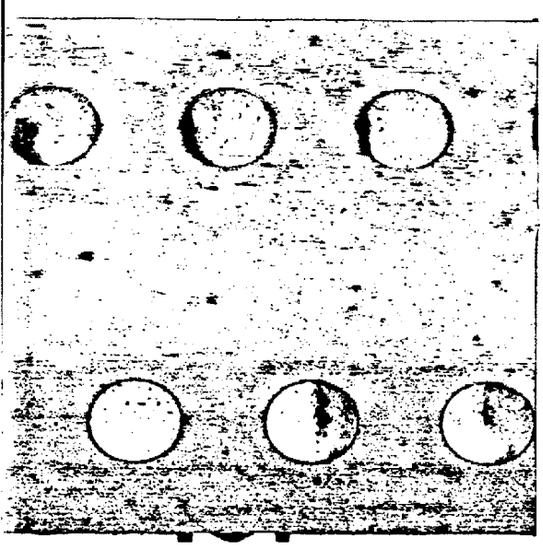
Being the same property conveyed to Johnny D. Scott and wife, Dana Jill Scott by deed from Neal W. Carter and wife, Ann R. Carter, of record in Book 8421, page 365, Register's Office for Davidson County, Tennessee.*

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This conveyance is subject to the following restrictions which are permanent and shall run with the land: The property conveyed herein shall not be resubdivided. The property shall contain only one single family residence and appurtenant outbuildings. No house trailers shall be placed on any part of the property. Any residence constructed on the property shall contain not less than 1,700 square feet. No commercial cutting and clearing of timber shall be permitted on any portion of the property; provided that, any timber cut in order to construct a permanent residence or appurtenant outbuilding may be sold or disposed of in any reasonable manner.

and Being the same property conveyed to Robert L. Stewart and wife, Peggy D. Stewart by deed from Johnny D. Scott and wife, Dana Jill Scott of record in Book 9830, page 554, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 9897 PG 223

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	38000.00
CON TX	140.60
PRFEE	1.00
MDEED	12.00
TOTAL	153.60
CHECK	153.60

12/22/95 01 10:11 0001 1139

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0134665
IDENTIF. ↑ REFERENCE

95 DEC 22 AM 10:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 989542