THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

10018 P 270

OUR FILE NUMBER: R-5182

MAP/GROUP/PARCEL
053-140-82.00

NEW OWNER'S NAME AND ADDRESS:
Curtis T. Stewart

1004 Cross Bow Ct
Hendersonville, TN 37075

SEND TAX BILLS TO:
Owner

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Ethel Louise Clifton, formerly known as Ethel Louise Wynne, hereinafter called Grantor, do hereby transfer and convey unto Curtis T. Stewart, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

BEING the same property conveyed to Ethel Louise Wynne by deed of record in Book 5509, Page 847, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and bind herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Ethel Louise Wynne and Ethel Louise Clifton is one and the same person.

Ethel Louise Clifton

0172223
IDENTIFICATION REFERENCE

97 MAR 17 AM 9:59

EXHIBIT A

Located and being in the Eleventh (11th) Civil District of Davidson County, Tennessee, and being more particularly described as follows, to wit:

Beginning at a point marked with an iron pin; in the westerly margin of Pawnee Trail on the map or plan of Nawakwa Hills, dated April 3rd, 1930, and recorded November 15th, 1930, in Book 843, pages 36 and 37, of the Register's Office for Davidson County, Tennessee.

Said point of beginning being marked with an iron pin in the westerly margin of said Pawnee Trail, S. 56 degrees 47' E. 235.8 feet to a point; thence southerly with a curve (R-1766.5') 100 feet, more or less, to said beginning point marked with an iron pin, being a total distance of 335.8 feet, more or less, (southerly with the westerly margin of said Pawnee Trail) from the southerly margin of Nawakwa Trail, and the intersection of said Pawnee Trail; thence continuing with said curve (R-1766.5') with the westerly margin of said Pawnee Trail, 125 feet to a point marked with an iron pin; thence S. 40 degrees 31' W. 150 feet, more or less, to a point marked with an iron pin; thence northerly with a curve, (R-1616.5' to the left) 114.37 feet, more or less, to a point marked with an iron pin; thence N. 36 degrees 28' E. 150 feet, more or less, to the point of beginning.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Ethel Louise Clifton, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 12th day of April, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $12,000.00.

AFFIANT

Sworn to and subscribed before me, this the 12th day of April, 1996.

NOTARY PUBLIC

My Commission Expires:
2-3-98

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10018 PG 273

| | | | | | |
|---|---|---|---|---|---|
| CO | CONVEYANCE | CC | CERTIFIED COPY | MISC | MISCELLANEOUS |
| MG | 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 |
|---|---|---|---|---|
| | | | DEBT | 12000.00 |
| | | | CO TX | 44.40 |
| | | | PRFEE | 1.00 |
| | | | MISC | 12.00 |
| | | | [illegible] | 7.40 |
| | | | [illegible] | 37.40 |
| [illegible] | DL | [illegible] | [illegible] | [illegible]423 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172223
IDENTIF. & REFERENCE

96 APR 17 AM 9:59

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 1029375