0178456

IDENTIF. ↑ REFERENCE

BOOK 10039 PG 429

96 MAY -3 PM 1:58

REGISTER

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 2nd day of May, 1996.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, CYNTHIA MAY HUNTER, A MARRIED WOMAN, and ROY JAMES HUTCHISON, AN UNMARRIED MAN, herein referred to as Grantors, have this day bargained and sold and do hereby transfer and convey unto the said THOMAS E. STEWART, TRUSTEE FOR AN UNDISCLOSED BENEFICIARY UNDER SEPARATE TRUST AGREEMENT DATED EVEN DATE HEREOF, WITH FULL POWER TO BARBAIN, SELL CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, herein referred to as Grantee, his/her successors, heirs and assigns, certain real estate in DAVIDSON, County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 716 MAY DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her heirs, successors and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors is/are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto. Grantors further covenant and bind himself/herself/themselves, their heirs and representatives, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

ARTHUR EUGENE HUNTER, spouse of CYNTHIA MAY HUNTER, one of the Grantor herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest HE may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantors on the day and year first above written.

ARTHUR EUGENE HUNTER

Cynthia May Hunter
CYNTHIA MAY HUNTER A MARRIED WOMAN
Signature of Seller

Roy James Hutchison
ROY JAMES HUTCHISON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CYNTHIA MAY HUNTER**, the within named bargainor, 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 office in **DAVIDSON** County, this **2nd** day of **May, 1996.**

NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public

My Commission Expires: 5-11-96

prior 10039 PG 430

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ROY JAMES HUTCHISON**, the within named bargainor, 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 office in **DAVIDSON** County, this **2nd** day of **May, 1996.**

DENISE C. ALLS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

Notary Public

My Commission Expires: 5-11-96

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, *Arthur Eugene Hunte, the within named bargainor, 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 office in **DAVIDSON** County, this **2nd** day of **May, 1996.**

Notary Public

DENISE C ALLS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

My Commission Expires:

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, 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 office in **DAVIDSON** County, this **2nd** day of **May, 1996.**

Notary Public

My Commission Expires:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Name and Address of Property Owner:

BOOK 10039 PG 431

THOMAS E. STEWART , TRUSTEE
415 HAMBLEN DRIVE
MADISON, TN 37115

Property Address:

716 MAY DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Parcel #: MAP 043-03, PARCEL 115

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$59,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Anita D Richards
Affiant

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **May, 1996.**

Denise C. Allis
Notary Public

My Commission Expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A' BOOK 10039 PG 432

TRACT NO. 1: Land in Davidson County, Tennessee and being a portion of RESERVED PARCEL B on the plan of Farview, Section 3 of record in Plat Book 3700, page 113, R.O.D.C., TN, described as follows:

Beginning at an iron pin at the easternmost common corner of Lots 93 and 94 of Farview, Section 3, thence with the easterly line of Lot 94 N 21 degrees 31' 00" W 72.91 feet to an iron pin at the easternmost common corner of Lots 94 and 95; thence leaving said Lots N 68 degrees 26' 57" E 140.93 feet to an iron pin; thence S 17 degrees 20' 02" E 73.11 feet to an iron pin; thence S 68 degrees 26' 57" W 135.60 feet to the point of beginning, containing 0.23 acres more or less.

Being the same property conveyed to Roy J. Hutchison and wife, Audrey Hutchison, by Warranty Deed from Hubert L. Baker and wife, Marilyn A. Baker, of record in Book 5812, page 191, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Land in Davidson County, Tennessee, being Lot No. 94 on the Map of Farview, Section III, as of record in Book 3700, page 113, Register's Office for said County.

Said Lot No. 94 fronts 73 feet on the easterly side of May Drive, and extends back between parallel lines, 140 feet to a dead line.

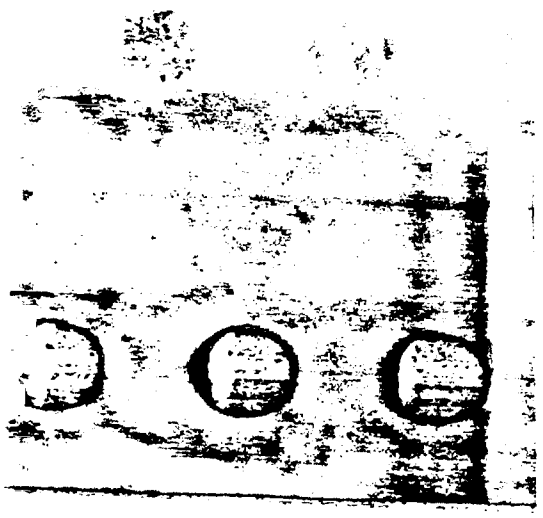
Being the same property conveyed to Roy J. Hutchison and wife, Audrey Hutchison, by Deed from JONES LUMBER COMPANY, of record in Deed Book 4254, Page 289, Register's Office for **DAVIDSON** County, Tennessee.
The said Audrey Hutchison having since died, the property vested solely in her surviving spouse, Roy J. Hutchison. Roy J. Hutchison died on July 14, 1995, intestate, survived solely by his two children Cynthia May Hunter and Roy James Hutchison, the Grantors herein.

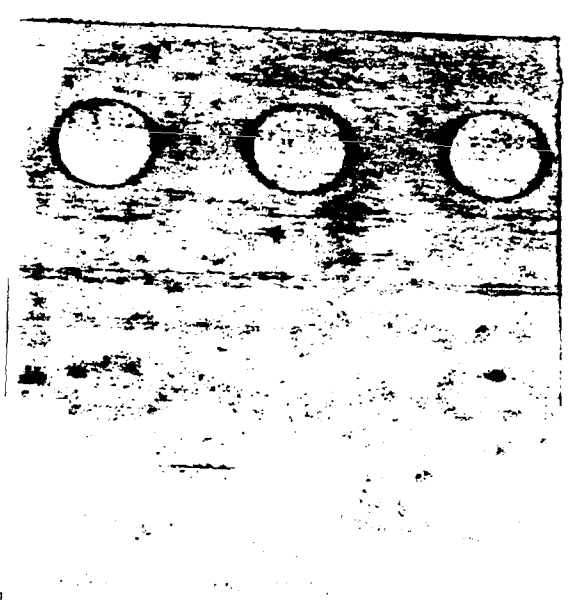
EXHIBIT 'B'

1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 043-03, PARCEL 115, 505.61).

2. All matters set forth on the Plan of record in Book 3700, page 13, Register's Office for Davidson County, Tennessee, which plan shows a 30-foot minimum building setback line from May Drive; a 10-foot public utility easement along the eastern lot line; TVA right-of-way which extends about 40-feet into the property along the lot line
3. Restrictive Covenants of record in Deed Book 3570, Page 147, and of record in Book 4114, page 452, and Book 4185, page 234, Register's Office for DAVIDSON County, Tennessee.

[illegible] 235.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BMH 10039 PG 433

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	59000.00
			CON TX	219.30
			PRFEE	1.00
			WDEED	16.00
			TOTAL	235.30

CHECK 235.30

05/03/96 01 14:00 0001 7972

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178456
IDENTIF. ↑ REFERENCE

96 MAY -3 PM 1:38

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY

No. 1035996