39-03

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #96-1089

BOOK 10115 PG 352

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **D. Matthew Stuart,** and wife **Linda E. Stuart**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles E. Gannaway, and Staci A. Hamilton,**** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being the westerly one-half of Lot No. 86 on the Belmont Land Company's Plan of Lots, Called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said westerly one-half of said Lot No. 86 fronts 50 feet on the northerly side of Beechwood Avenue and runs back between parallel lines, 188 feet to an alley.

Being the same property conveyed to D. Matthew Stuart and wife Linda E. Stuart by deed of record in Book 7514, page 773, Register's Office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

**as Tenants In Common with right of Survivorship

95 JUL -9 PM 2:05
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0201693

This is improved property, known as: 1502 Beechwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of June, 1996

D. Matthew Stuart

Linda E. Stuart

State of Florida)
County of Duval)

On this the 28th day of June, 1996, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **D. Matthew Stuart and Linda E. Stuart**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Marie T. Reash
Notary Public

My Commission Expires: Sept 13, 1997

OFFICIAL NOTARY SEAL
MARIE T REASH
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC306549
MY COMMISSION EXP. SEPT 13,1997

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$146,500.00**.

Affiant

Sworn and subscribed before me on this the 28th day of June, 1996.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

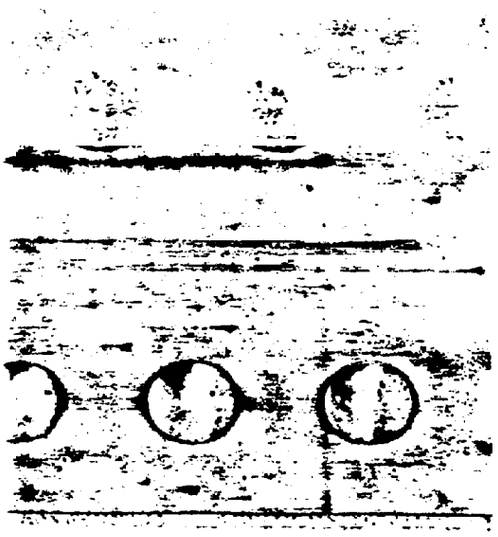
My Commission Expires: 11-22-97

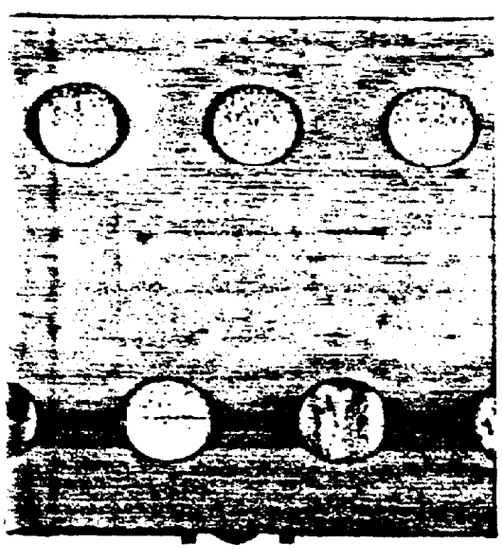
3139 07/09 2101 03CHECK 551.05

NEW OWNER:
Charles E. Gannaway
1502 Beechwood Avenue
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
Countywide
155 Northlake Ave
Pasadena, Ca 91109

TAX MAP-PARCEL #:
105-13-138





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

RECEIVED OF _____

FOR _____

BOOK 10115 PG 354

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 146500.00
CON TX 542.05
PRFEE 1.00
WDEED 8.00
TOTAL 551.05
CHECK 551.05

07/09/96 01 14:12 0001 3159

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0201693
IDENTIF. # REFERENCE

96 JUL -9 PM 2:05

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1060865