5 QB

BOOK 10116 PG 369

96 JUL 10 AM 11:07

0201999

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) Title No: 37971
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Beth Gilliam 6849 River Ridge Drive Nashville, TN 37221	Franklin American Mortgage 214 Overlook Ct. #150 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 141-15-C-60

WARRANTY DEED

3482 07/10 0101 03CHECK 486.30

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 **Douglas C. Stewart and spouse, Sharon H. Stewart,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Beth Gilliam and spouse, Keith W. Gilliam,** 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:**

Land in Davidson County, Tennessee, being Lot No. 235 on the Plan of Phase "10" Rolling River Estates of record in Book 6200, page 53 Register's Office for said County.

Said Lot No. 235 fronts 121.13 feet on the northerly margin of River Ridge Drive and extends back 189.89 feet on the easterly line and 199.67 feet on the westerly line to a dead line in the rear, measuring 29.88 feet thereon.

Being the same premises conveyed to Douglas C. Stewart and spouse, Sharon H. Stewart by deed from Steven J. Byron and wife, Jane Byron, of record in Book 8937, page 575, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Subject to Restrictive Covenants contained in instrument of record in Book 4788, page 950, amended in Book 4871, page 640 and to the covenants, conditions and restrictions of record in Book 4892, page 689,and the By-Laws of Rolling River Estates of record in Book 4892, page 679 and both made applicable by instrument of record in Book 6298, page 934, said Register's Office which set forth assessments, liens and other matters and to which reference is hereby made for more particulars.

This is improved property, known as: 6849 River Ridge Drive, Nashville, TN 37221

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 27th day of June, 1996.

Douglas C. Stewart

Sharon H. Stewart

State of Tennessee
County of Davidson

On this 27th day of June, 1996, before me the undersigned authority, personally appeared **Douglas C. Stewart** and **Sharon H. Stewart**, 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.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 129000.00

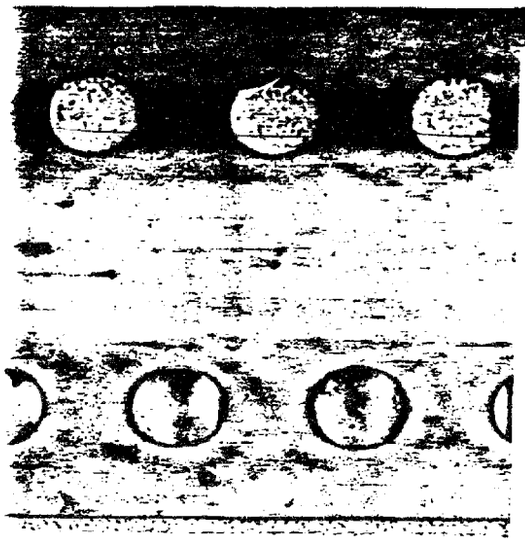
Affiant

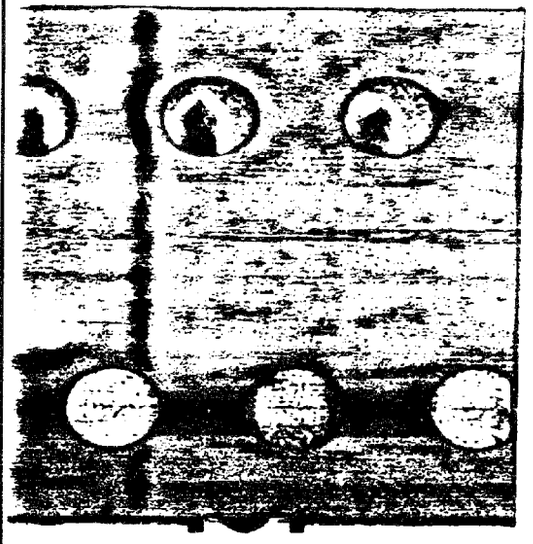
Sworn and subscribed before me on the 27th day of June, 1996.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 1996.
Deputy Register





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

RECEIVED OF _____

FOR _____

BOOK 10116 PG 371

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
129000.00
CON TX 477.30
PRFEE 1.00
WDEED 8.00
TOTAL 486.30
CHECK 486.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3482

0201999
IDENTIF. # REFERENCE

05 JUL 10 AM 11:07

REGISTER
DAVIDSON COUNTY, TN

No. 1061185