Mail

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) 10131 PG 740
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 100,900.00

C. Gregory Stewart
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 22nd day of July 1996

Mitchell A. Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
C. GREGORY STEWART 5005 Idaho Avenue Nashville, Tennessee 37209	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 103-3 PARCEL 111

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THOUSAND NINE HUNDRED AND NO/100---------- ($ 100,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , SANDRA FAYE BAILEY VAUGHT

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto C. GREGORY STEWART, UNMARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Block 25 on the Realty Savings Bank & Trust Company's Revised Paln of West Extension of Charlotte Park Company's First Addition as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Idaho Avenue at a point 110.0 feet west of the southwest corner of said Avenue and 50th Avenue, North, formerly 9th Street; thence with the southerly margin of said Avenue westwardly 50.0 feet; thence at right angles southerly 150.0 feet to the northerly margin of an alley; thence with said alley easterly 50.0 feet; thence at right angles northerly 150.0 feet to the beginning.

BEING the same property conveyed to Jack Bailey and wife, Bessie W. Bailey by deed from Ota Jewel Phillips of record in Book 3070, page 157, Register's Office for Davidson County, Tennessee; the said Jack Bailey having predeceased Bessie W. Bailey and her Will of record in Will Book 200, page 325, Probate Court Clerk's Office for Davidson County, Tennessee, having devised subject property to Sandra Faye Bailey, now known as Sandra Faye Bailey Vaught.

This is improved property known as 5005 Idaho Avenue, Nashville, Tennessee 37209

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Rev. Plan of West Ext. of Charlotte Park Co's 1st Ad of record in Book 421 , page 18 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 22nd day of July, 19 96.

Sandra Faye Bailey Vaught
SANDRA FAYE BAILEY VAUGHT

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SANDRA FAYE BAILEY VAUGHT, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of July, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

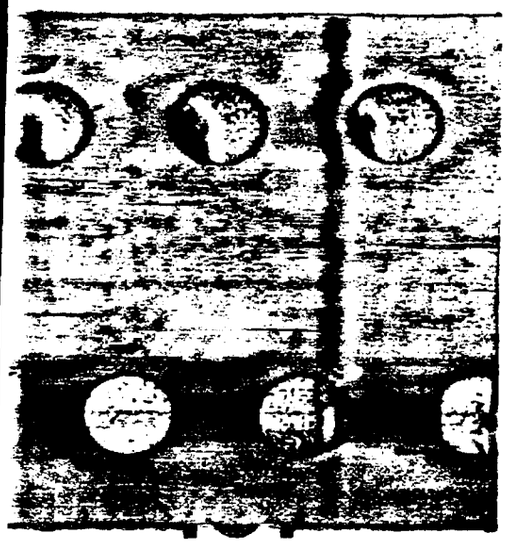
Notary Public

95 JUL 25 AM 10:05
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

070077

20.12 07/25 0101 03CHECK 382.33





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

RECEIVED OF _____

FOR _____

BOOK 10131 PG 742

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 100900.00
CON TX 373.33
PRFEE 1.00
MDEED 8.00
TOTAL 382.33
CHECK 382.33

07/25/96 01 10:08 0001 9012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207077
IDENTIF. & REFERENCE

96 JUL 25 AM 10: 05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1066631