BOOK 10148 PG 449

Name & Address New Owner:
BOBBY STEWART AND WIFE,
JOHNNIE STEWART
300 Edith [redacted] Avenue
Nashville, TN 37207

Send Tax Bills to:
Same as New Owners

Tax Map and Parcel Nos.
Map 71-11
Parcel No. 88

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **JOHN D. APPLEGATE,** the Grantor, have bargained and sold and by these presents do hereby transfer and convey unto **BOBBY STEWART AND WIFE, JOHNNIE STEWART,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in any way appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1996; any and all notes, easements, restrictions and/or setback lines as may be of record in the Register's Office for Davidson County, Tennessee.

GRANTOR does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 our hands this the 5th day of August, 1996.

John D. Applegate

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, John D. Applegate, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 5th day of August, 1996.

My Commission expires:
5/23/98

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $43,200.00.

Affiant

Sworn to and subscribed before me
this the 5th day of August, 1996.

Deanie L. Gregory
Notary Public
My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
WITH INFORMATION FURNISHED BY THE PARTIES HERETO AND WITHOUT THE BENEFIT OF A TITLE EXAMANATION
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

Mail

0211917
IDENTIF. & REFERENCE

96 AUG -7 AM 9:09
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4212 08/07 01:01 03CHECK 172.84

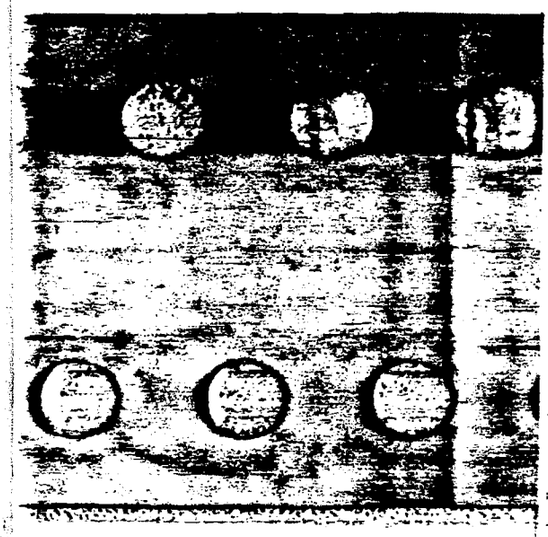
EXHIBIT "A"

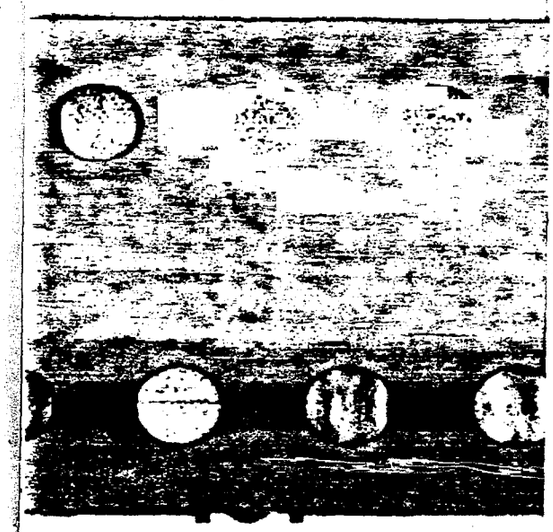
LAND in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 69 on the Plan of Trinity Heights Addition as of record in Book 161, Page 38, Register's Office for said County, described according to a survey by Hal R. Swann, Jr., Surveyor, dated March 2, 1996, as follows:

Said part of Lot No. 69 fronts 50 feet on the southerly margin of Edith Avenue and runs back 154.5 feet on the easterly line and 155 feet on the westerly line, to the northerly margin of an alley on which it measures 50 feet.

Being the same property conveyed to John D. Applegate by Warranty Deed from David Lee Clark, James A. Clark, Jr., Shirley A. Binkley, Sandra K. Binkley and Patricia S. Patterson, children and heirs of Mable E. Clark, of record in Book 10129, Page 525, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 300 EDITH Avenue ~~STREET~~**, NASHVILLE, TN 37207.**





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

RECEIVED OF _____

FOR BOOK 10148 PG 452

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 43200.00
				CON TX 159.84
				PRFEE 1.00
				WDEED 12.00
				TOTAL 172.84
				CHECK 172.84
			08/07/96 01	09:13 0001 4212

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02111917
IDENTIF. ↑ REFERENCE

96 AUG -7 AM 9:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1016817