33A

FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ~~ME~~ THIS THE 27th DAY OF SEPTEMBER 19 96

Notary Public Tammy Ileen Williams

MY COMMISSION EXPIRES: 11-20-96
(AFFIX SEAL)

BOOK 10210 PG 398

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe D. Pittard (NAME)	Magnolia Federal Bank for SVGS (NAME)	132-16-83
621 Dunston Drive (STREET ADDRESS OR ROUTE NUMBER)	100 West Front Street (STREET ADDRESS)	6DU 24565
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Hattisburg, Mississippi 39401 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE CHARLES E. STEWART and wife, VIRGINIA STEWART

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe D. Pittard, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 649 on the Plan of Caldwell Hall, Section VII, as of record in Book 3300, page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 649 fronts 69.8 feet on the southwesterly side of Dunston Drive and runs back 168.4 feet on the northwesterly line and 151.2 feet on the southeasterly line to a dead line, which is a broken line, on which it measures 105.1 feet.

BEING the same property conveyed to Charles E. Stewart and wife, Virginia Stewart by Quitclaim Deed from Charles E. Stewart of record in Book 7901, page 608, Register's Office for Davidson County, Tennessee and the same property conveyed to Charles E. Stewart by deed from Phillip L. Parker and wife, Elizabeth S. Parker of record in Book 7032, page 149, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ improved X property, known as 621 Dunston Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 27th day of September, 19 96

x Charles E. Stewart
CHARLES E. STEWART

x Virginia E. Stewart
VIRGINIA STEWART

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CHARLES E. STEWART and wife, VIRGINIA STEWART

the bargainor S, 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 Nashville, Tennessee, this 27th day of September, 1996.

Tammy Ileen Williams
Notary Public

Commission Expires 11-20-96

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Charles E. Stewart and wife,

Virginia Stewart

TO

Joe D. Pittard

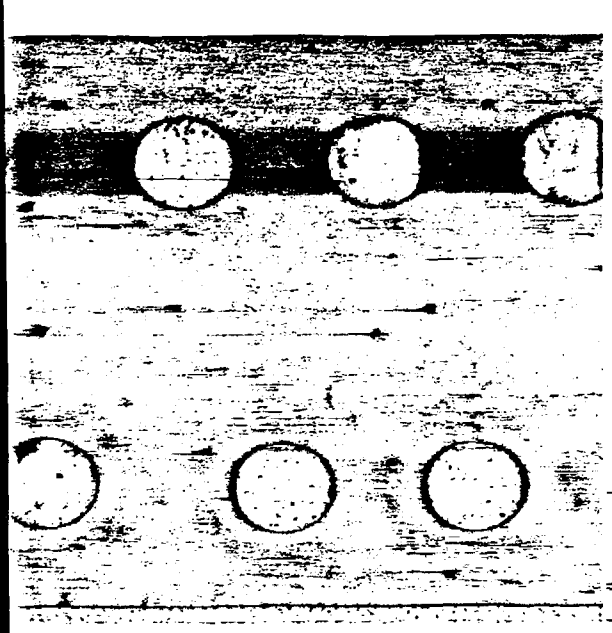
0231581

IDENTIFICATION REFERENCE

96 OCT -1 PM 3:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5190 10/01 0101 03CHECK 334.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

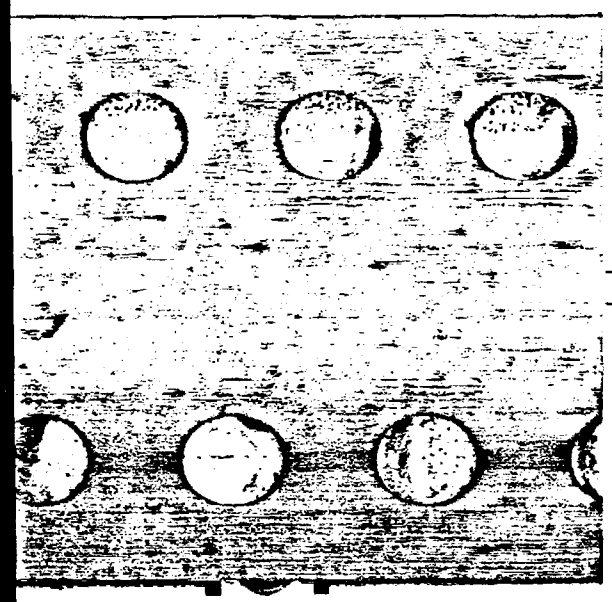
RECEIVED OF _____

FOR _____

BOOK 10210 PG 400

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 88000.00
CON TX 325.60
PRFEE 1.00
WDEED 8.00
TOTAL 334.60
CHECK 334.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5190

0231581
IDENTIFICATION REFERENCE

96 OCT -1 PM 3:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1072279

No. [redacted]