BOOK 10337 PG 798

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF [illegible] 19 97

Notary Public

MY COMMISSION EXPIRES: 2/3/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly Scovel	Franklin National Bank	149-2B
3110 Westend (NAME) Circle	(NAME) 238 [illegible]	34CO
~~696 Piccadilly Row~~		
Nashville (ADDRESS) TN 37203	(ADDRESS) Franklin TN 37069	2DX 07754
~~Antioch, Tennessee 37013~~		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, John Frederick Stewart and wife, Elizabeth Suzanne Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Molly L. Koupal-Scovel and husband, Clark A. Scovel

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:

Land in Davidson County, Tennessee, being Lot No. 61A, Piccadilly Square, Phawe 2, as of record in Book 6250, pages 92-94, Register's Office for Davidson County, Tennessee, to which plat reference is herein made for a more complete description.

Being the same property conveyed to John Frederick Stewart and wife, Elizabeth Suzanne Stewart by deed from Nick Yiantselis and wife, Nori Lynne Yiantselis of record in Book 9692, page 987, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions of record in Book 6236, page 683, Book 6300, page 409, Book 6496, page 100, Book 6486, pages 107 & 114, Book 6518, pages 184 & 190, Book 6830, page 739, Book 6306, page 833, Book 6295, pages 506, 520 & 534 and Book 8083, page 386, said Register's Office.

This conveyance is subject to any and all existing easements of record.

0269583

IDENTIFICATION REFERENCE

97 FEB -3 PM 2:24

REGISTER
DAVIDSON COUNTY, TN.

2582 02/03 0101 03CHECK 412.30

unimproved (
This is improved (X) property known as 696 Piccadilly Row, Antioch, Tennessee 37013
(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 hand s this 31st day of Jan 19 97

John Frederick Stewart by Ronda Hardwick Atty-in-Fact
John Frederick Stewart

Elizabeth Suzanne Stewart by Ronda Hardwick Atty-in-Fact
Elizabeth Suzanne Stewart

BOOK 10337 PG 799

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 John Frederick Stewart and wife, Elizabeth Suzanne 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 Brentwood, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Williams

On this, 31st day of January, 19 97, personally appeared before me Rhonda Smith Hardwick, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of John Frederick Stewart and Elizabeth Suzanne Stewart and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 31st day of January, 19 97

My commission expires 5-28-2000

_____
Notary Public

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RECORDED
LEGIBILITY OF WRITING DISCLOSED IN THIS DOCUMENT WAS UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WIL ... II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10337 PG 800

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 109000.00

CON TX 403.30

PRFEE 1.00

WDEED 8.00

TOTAL 412.30

CHECK 412.30

02/03/97 01 14:26 0001 2582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269583

IDENTIFICATION REFERENCE

97 FEB -3 PM 2:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1113103