File Box 9-B
First Title and Escrow Company, Inc. **WARRANTY DEED**

BOOK 10468 PG 615

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

#14654

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOSE R. MESTRE (NAME)	NEW OWNER (NAME)	104-14-F
2830 Woodlawn Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	9
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA92804

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, JOANNA STACKER STEWART, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSE R. MESTRE AND WIFE, DEBRA M. MESTRE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 9 on the Plan of Woodlawn Court Condominiums of record in Plat Book 6900, pages 862 and 863, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Woodlawn Court Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 7792, page 360, said Register's Office.

Being the same property conveyed to JoAnna Stacker, unmarried by deed from Samuel W. Kelly, unmarried of record in Book 9195, page 299, said Register's Office. JoAnna Stacker is now known as JoAnna Stacker Stewart.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7792, page 360; (3) Charter of record in Book 7794, page 952, amended in Book 8237, page 335; (4) Agreement of record in Book 7264, page 166; (5) Easement of record in Book 6237, page 572; and (6) All matters appearing on the Plan of record in Plat Book 6900, pages 862 and 863, said Register's Office.

James W. Stewart, spouse of JoAnna Stacker Stewart, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said JoAnna Stacker Stewart.

5096 05/27 0101 03CHECK 625.05

unimproved ( )
This is improved ( ) property, known as 2830 Woodlawn Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 21st day of May 19 97

JoAnna Stacker Stewart
JOANNA STACKER STEWART

Jas W. Stewart
JAMES W. STEWART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10468 PG 616

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOANNA STACKER STEWART AND HUSBAND, JAMES W. STEWART

with whom I am personally acquainted, and who acknowledged that they she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 21st day of May, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19 .

My commission expires Notary Public

0308627
IDENTIF. & REFERENCE

97 MAY 27 AM 10:25
FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,500.00

Joanna Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 97

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
JOANNA STACKER STEWART

TO
JOSE R. MESTRE AND WIFE, DEBRA M. MESTRE

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10488 PG 617

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 166500.00
CON TX 616.05
PRFEE 1.00
WDEED 8.00
TOTAL 625.05
CHECK 625.05

05/27/97 01 10:24 0001 5096

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0308627
IDENTIF. & REFERENCE

97 MAY 27 AM 10:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. [illegible]