BOOK 10633 PG 767

186

This Instrument Prepared by J. Schuhl
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

AREL-01238

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE, made this 18 day of August, A.D., 19 97, between JAMES STEWART and wife, TIFFANI STEWART

Tennessee, First Parties, and

LOWELL K. LAWSON, A SINGLE PERSON

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100---------- ($ 10.00) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 142, on the Plan of Fleetwood Subdivision, Phase One, being a Planned Unit Development of record in Plat Book 6900, pages 465 and 466, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

BEING the same premises which Richard L. Jr. and Lisa Deann Ware, by Deed dated August 30, 1995 and recorded in Davidson County, Tennessee in Deed Book Volume 9792, Page 81&c., granted and conveyed unto James Stewart and wife, Tiffani Stewart, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

See Attached Exhibit "A"

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) _____(L.S.)
James Stewart

_____(L.S.) _____(L.S.)
Tiffani Stewart

STATE OF TENNESSEE }
COUNTY OF }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **JAMES STEWART and wife, TIFFANI STEWART**, the within named bargainor, 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 office, in Davidson County, this 18 day of August 19 97

_____
Notary Public

My Commission Expires MAR. 24, 2001

My Commission expires _____

0355502

IDENTIF. ▲ REFERENCE

97OCT -3 PM 1:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Map 086-14-0-B Parcel 38.0
THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER LOWELL K. LAWSON, A SINGLE PERSON
ADDRESS 2928 CHAPELWOOD DRIVE
HERMITAGE, TN 37076

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
SOUTHTRUST MORTGAGE CORPORATION
ADDRESS P.O. Box 532060
BIRMINGHAM, AL 35253-2060

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $128,700.00. Affiant
LOWELL K. LAWSON

Subscribed and sworn to before me this 26th day of SEPTEMBER, 1997.

Notary Public
DENISE C. ALLIS
MY COMMISSION EXPIRES: 05-28-2000

6/4 10/03 0101 03CHECK 489.19

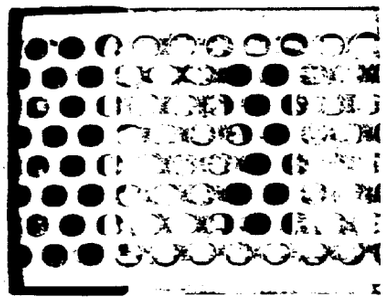
EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable.

2. All matters as set forth on the Plan of record in Plat Book 6900, page 465-466, said Register's Office, which plan includes a 10-foot public utility and drainage easement along the east lot line; and a 17-foot drainage easement along the west lot line.

3. Restrictive Covenants recorded in Deed Book 7170, Page 987, Register's Office for DAVIDSON County, Tennessee.

4. Charter of Fleetwood Homeowner's Association recorded in Deed Book 7114, Page 370; Articles of Incorporation and By-Laws of Fleetwood Homeowners Association recorded in Book 7171, page 4, Register's Office for DAVIDSON County, Tennessee.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 10633 PG 770

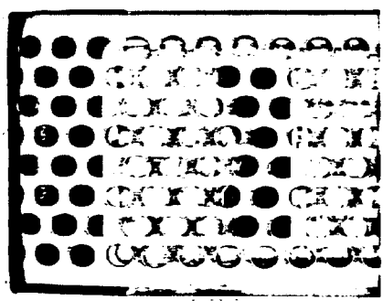
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CANT
128700.00
CON TX 476.19
PRFEE 1.00
WDEED 12.00
TOTAL 489.19
CHECK 489.19

10/03/97 01 13:10 0001 6094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0355502
IDENTIF. ↑ REFERENCE

97 OCT -3 PM 1:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1205436