ADDRESS NEW OWNER]	[SEND TAX BILLS TO:	] MAP-PARCEL NO.
William & Carolyn Stewart	[SAME	]
2013 Overby Road	[	] 71-3
Nashville, TN	[	] 91

THIS INSTRUMENT PREPARED BY: Bryce C. Ruth, Jr., Attorney at Law, P.O. Box 68, 3210 Hwy 31 W, White House, Tennessee 37188, (615) 672-3107, based upon information supplied by the parties.

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged. We, **EULIS E. BIGGS and wife, MARY N. BIGGS**, by these presents do hereby transfer, grant, and convey unto **WILLIAM K. STEWART** and wife, **CAROLYN STEWART**, a married couple, their successors and assigns, all of our right, title and interest in the following parcel of land, to wit:

> **SITUATED** within Davidson County, Tennessee, within the corporate limits of the Town of Nashville, and described as follows:
>
> **BEING** Lot No. 209 on the Plan of Joywood Heights, Sections 1 and 2, as of record in Book 1130, pages 91 and 92, Register's Office for said County.
>
> Said Lot No. 209 fronts 54 feet on the easterly side of Overby Road and extends back between lines 112.5 on the northerly line and 124 feet, more or less, on the southerly line, to a dead line in the rear on which it measures 66 feet.
>
> **BEING** the property conveyed to EULIS E. BIGGS and wife, MARY N. BIGGS, by a deed from James C. Pickett and wife, Lois T. Pickett, recorded in Book 2396, page 81, said Register's Office.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **WILLIAM K. STEWART** and wife, **CAROLYN STEWART**, a married couple, their heirs and assigns, in fee simple forever.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00.

Carolyn Stewart
Affiant/Grantee

Subscribed and sworn to before me this the 15th day of December, 1997.

NOTARY PUBLIC
My commission expires: 9-16-2001

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above described tract or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for the applicable building and zoning restrictions, all visible easements and easements of record, and the 1997 real estate taxes which are due.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said **WILLIAM K. STEWART** and wife, **CAROLYN STEWART**, a married couple, their heirs and assigns, against all lawful claims of all persons whomsoever EXCEPT as hereinabove set forth.

IN WITNESS WHEREOF, the Grantors have caused this deed to be executed this the 15th day of December, 1997.

Eulis E. Biggs
GRANTOR, **EULIS E. BIGGS**

Mary N. Biggs
GRANTOR, **MARY N. BIGGS**

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a notary public in and for said County and state, the within named, **EULIS E. BIGGS and wife, MARY N. BIGGS** the grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at White House, Tennessee, this the 15th day of DECEMBER, 1997.

BRUCE ... AT LARGE SUMNER COUNTY, TN

NOTARY PUBLIC
My commission expires: 9-6-2001

MAIL ENV.

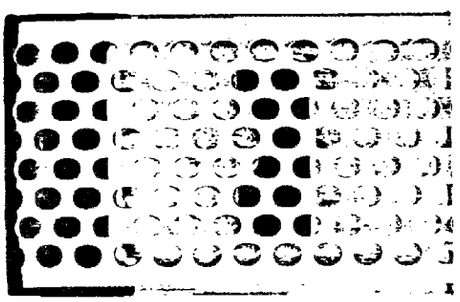
DAVIDSON COUNTY, TN.

98 FEB -5 AM 9:51

IDENTIF. & REFERENCE

0397618

0072 02/05 0101 03CHECK 157.00



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

RECEIVED OF _____

FOR _____

BOOK 10783 PG 834

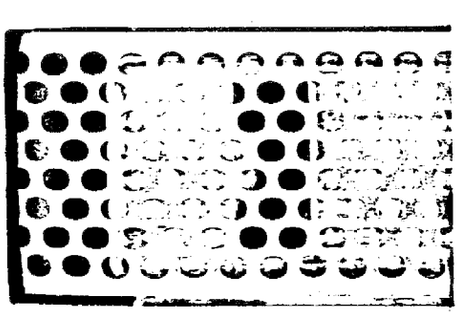
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
TOTAL	157.00
CHECK	157.00

02/05/98 01 09:53 0001 0072

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0397618
IDENTIF. & REFERENCE

98 FEB -5 AM 9:51

DAVIDSON COUNTY, TN.

No. 1250626