WARRANTY DEED

BOOK 10852 PG 889

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 73,500.00

James D. McDougal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JAN. 27, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. McDougal (NAME)	Union Planters Bank, N. A. (NAME)	072-03-0 118.00
1131 Howard Avenue (ADDRESS)	P. O. Box 3137 (ADDRESS)	15DZ 10270
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Memphis, TN 38173-0137 (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, Estate of Russell A. Steward, Betty Jane Scharfetter, Administratrix and Devisee, Carolyn Marie Watts, Devisee, Sarah Ann Peacock (now Sarah Ann Algiere), Devisee and * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. McDougal

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. 169 on the Plan of Inglewood Place (a/k/a Inglewood Lots) of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 169 fronts 100 feet on the northerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line, measuring 100 feet on said dead line.

Being the same property conveyed to Russell A. Steward and wife, Virginia P. Steward by deed from James T. Gardner and wife, Mildred A. Gardner of record in Book 4971, page 51, Register's Office, Davidson County, Tennessee. The said Russell A. Steward and wife, Virginia P. Steward having since died with Virginia P. Steward predeceasing Russell A. Steward. Last Will and Testament of Russell Aaron Steward being of record in the Probate Court for Davidson County, Tennessee, Docket No. 97P392. Wherein, Russell Aaron Steward devised his property to Betty Jane Scharfetter, Carolyn Marie Watts, Sarah Ann Peacock (now Sarah Ann Algiere) and Donna Renee Sutton Trojcak (now Donna Renee Devience).

Sewer Easement of record in Book 4277, page 795, said Register's Office.

Betty Jane Scharfetter executed this instrument on behalf of Sarah Ann Algiere, Donna Renee Devience and Carolyn Marie Watts pursuant to Powers of Attorneys which are being placed of record currently herewith.

* Donna Renee Sutton Trojcak (now Donna Renee Devience), Devisee

unimproved ( )
This is improved (X) property, known as 1131 Howard Avenue, Nashville, TN 37216
(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 my hand this 16th day of March 19 98

Estate of Russell A. Steward

Betty Jane Scharfetter
Administratrix & Devisee

Carolyn Marie Watts
Carolyn Marie Watts, Devisee
by: Betty Jane Scharfetter
Betty Jane Scharfetter
Attorney-in-fact

Sarah Ann Algiere
Sarah Ann Algiere, Devisee
by Betty Jane Scharfetter
Betty Jane Scharfetter
Attorney-in-fact

Donna Renee Devience
Donna Renee Devience, Devisee
by:

BOOK 10852 PG 890

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, 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 NEW JERSEY
COUNTY OF Atlantic

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Jane Scharfetter with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Sarah Ann Algiere, Donna Renee Devience and Carolyn Marie Watts, Devisees under the Last Will and Testament of Russell A. Steward, as their Attorney in Fact as the free act and deed of the within named Sarah Ann Algiere, Donna Renee Devience and Carolyn Marie Watts.

Witness my hand and official seal at Hays Landing New Jersey, March 16, 1998.

Margaret Battistelli
Notary Public

MARGARET BATTISTELLI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 17, 1999

STATE OF NEW JERSEY
COUNTY OF Atlantic

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Jane Scharfetter, Administratrix and Devisee for the Estate of Russell A. Steward the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hays Landing, New Jersey, this 16th day of March, 1998.

Margaret Battistelli
Notary Public

My Commission Expires: October 17, 1999

MARGARET BATTISTELLI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 17, 1999

0381 03/25 0101 03CHECK
MAIL ENV.
280.9

98 MAR 25 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE
04116435

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

RECEIVED OF _____

FOR _____

BOOK 10852 PG 891

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 73500.00
CON TX 271.95
PRFEE 1.00
WDEED 8.00
TOTAL 280.95
CHECK 280.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/25/98 01 13:0(0001 0381

0416435
IDENTIF. ↑ REFERENCE

98 MAR 25 PM 1:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1270678