BOOK 10874 PG 621

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James M. Stuart, et ux et al 1650 Smith Hollow Rd. Watertown, Tn. 37184	Same as New Owner	Map 70-13 Parcel 115 Field Book 13DA 13725

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES W. HAGEY, individually and as Executor of the Estate of James Kendrick Head, deceased, and wife, BETTY HAGEY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JAMES M. STUART and wife, PENNY A. STUART, a one-half (½) undivided interest, and DAVID PAUL NORRIS, a one-half (½) undivided interest, hereinafter referred to as 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, in the 13th Civil District of said County, in the Village of Bordeaux, described as follows:

BEGINNING at a point in the easterly margin of Cliff Drive 489 feet, more or less, north of the northerly margin of Highway No. 112, being the northwest corner of the property conveyed to Mrs. A. R. Gibbons by deed from Mrs. Lena St. Charles and husband, of record in Book 1491, page 258, Register's Office for Davidson County, Tennessee; thence along the margin of Cliff Drive North 32 degrees East 80 feet; thence South 58 degrees East 285 feet, more or less, to the low water mark of the Cumberland River; thence along said low water mark southerly 80 feet to the northeast corner of the property conveyed to Mrs. Gibbons; thence along her northerly line North 58 degrees West 295 feet, more or less, to the point of beginning.

BEING the same property conveyed to James Kendrick Head and wife, Sadie Elizabeth Head, by deed from Thomas E. Scardina and wife, Bernice Scardina, of record in Book 1977, page 382, Register's Office for Davidson County, Tennessee. And, the said James Kendrick Head died, testate, on May 2, 1997, predeceased by his wife, Sadie Elizabeth Head, who died on January 21, 1996. Under the terms and provisions of the Last Will and Testament of James Kendrick Head, deceased, of record in Will Book 213, page 264, Probate Court for Davidson County, Tennessee, Docket No. 97P723, the said property is now vested in James W. Hagey and wife, Betty Hagey, in fee simple.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2106 Cliff Drive, Nashville, TN 37218.

JAMES W. HAGEY, Executor of the Estate of James Kendrick Head, joins in this conveyance to confirm that all debts and obligations, including taxes, owing by the Estate of James Kendrick Head have been fully paid and satisfied or will be paid and satisfied from funds within the said Estate and that there are sufficient funds within the Estate for such payments.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 3rd day of April, 1998.

"GRANTORS"

JAMES W. HAGEY, individually and as Executor of the Estate of James Kendrick Head

BETTY HAGEY

"GRANTEES"

JAMES M. STUART

PENNY A. STUART

DAVID PAUL NORRIS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. HAGEY and wife, BETTY HAGEY, and JAMES M. STUART and wife, PENNY A. STUART, and DAVID PAUL NORRIS, 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, at office, this the 3rd day of April, 1998.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

Sworn to and subscribed before me, this the 3rd day of April, 1998.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

042179
IDENTIF. & REFERENCE

98 APR -6 PM 2:20
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

TOTO 90/40 OTOHOLOH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 65000.00
CON TX 249.50
PRFEE 1.00
MTGFEE 5.00
TOTAL 249.50
CHECK 249.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0422179
IDENTIF. ↑ REFERENCE
98 APR -6 PM 2:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1276682