BOOK 10906 PG 184

98 APR 29 PM 2:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04312 10

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (fh) Title No: 39723
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edith Paige Miller 609 Sweetwater Circle Old Hickory, TN 37138	SunTrust Bank, Nashville, N.A. P.O.Box 305110/7th Floor Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 64-15-A-032

WARRANTY DEED

0190 04/29 0101 03CHECK 493.63

FOR AND IN CONSIDERATION of the sum of **$ 129,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christan Stewart and spouse, Leslie Anne Stewart,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Edith Paige Miller, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 71 on the Plan of Plantation Walk Section One, Revision One of record in Plat Book 7900, page 697, as amended in Book 9432, page 449, by Surveyors Certificate of Correction, said Register's Office.

SAID Lot No. 71 fronts 51.05 feet on the broken southwesterly margin of Sweetwater Circle and extends back 122.46 feet on the northwesterly line and 110.65 feet on the southeasterly line to a dead line in the rear, measuring 55.00 feet thereon.

BEING the same property conveyed to Christian Stewart and spouse, Leslie Anne Stewart, by deed from Phillips Builders, Inc., of record in Book 9687, page 451, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 697, said Register's Office, which Plan shows 10 foot easement for water line purposes along the northwesterly line(s); Stormwater Detention Agreement of record in Book 9356, page 959, said Register's Office; A 10 foot easement for public utility and drainage purposes along the rear line of said lot; A 2.5 X 25 foot utility anchor easement located on the southeasterly front corner of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 9231, page 719, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Leslie Anne Stewart by Christan Stewart as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 609 Sweetwater Circle, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of April, 1998.

Christan Stewart

Leslie Anne Stewart by Christan Stewart, Atty in Fact

State of Tennessee
County of Davidson

On this 20th day of April, 1998, before me the undersigned authority, personally appeared **Christan Stewart**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 129,900.00

Affiant

Sworn and subscribed before me on the 20th day of April, 1998.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christan Stewart**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Leslie Anne Stewart**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of April, 1998.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Christan Stewart and Leslie Anne Stewart

TO: Edith Paige Miller

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Christan Stewart, Affiant

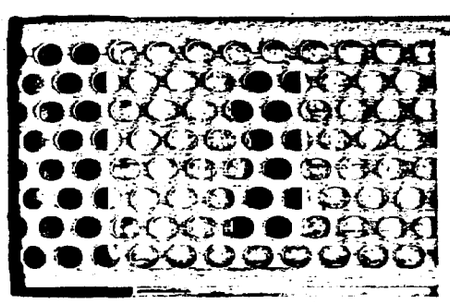
Sworn to and subscribed before me this

20th day of April, 1998.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99



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

RECEIVED OF _____

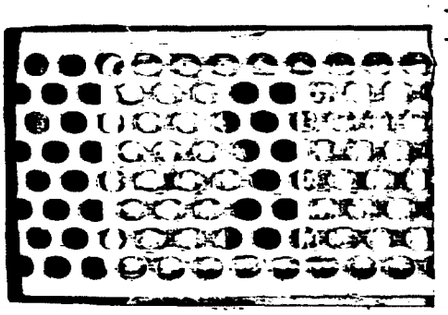
FOR _____

BOOK 10906 PG 187

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 129900.00
				CON TX 480.63
				PRFEE 1.00
				WDEED 12.00
				TOTAL 493.63
				CHECK 493.63
04/29/98	01			14:15 0001 0190

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



043210
IDENTIF. # REFERENCE
98 APR 29 PM 2:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1286282