PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10907 PG 706

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **April, 1998** between MARY ANN FARLEY, A WIDOW, UNMARRIED, GRANTOR, and KENNETH R. STEWART III, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, MARY ANN FARLEY, A WIDOW, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto KENNETH R. STEWART III, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4906 INGLEWOOD COURT, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Mary Ann Farley
MARY ANN FARLEY Signature of Seller

0431536
IDENTIF. ↑ REFERENCE

98 APR 30 AM 10:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0529 04/30 0101 03CHECK 309.50

BOOK 10907 PG 707

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MARY ANN FARLEY, A WIDOW, UNMARRIED, the within named bargainor, 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, at office, this **29th** day of **April, 1998.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

KENNETH R. STEWART III, UNMARRIED and
4906 Inglewood Ct.
Nashville TN 37216

Property Address:

4906 INGLEWOOD COURT
NASHVILLE, TN 37216

Person Responsible for Taxes:

NATIONSBANC MORTGAGE CORPORATION

Map & Parcel #: MAP 061-04-0, PARCEL 012.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$80,250.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Kenneth R. Stewart III
Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **April, 1998.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

EXHIBIT 'A'

Being Lot No. 75 and the southerly 30 feet of Lot No. 74, on the Map of Inglewood Heights Subdivision, as of record in Book 1424, page 85, Register's Office for said County. Said Lot and said part of said lot adjoin and front together 90 feet on the easterly side of Inglewood Court and run back between parallel lines 168.3 feet to a dead line.

BEING the same property conveyed to GLEN M. FARLEY AND MARY ANN FARLEY, HUSBAND AND WIFE, by Deed from JOHN T. AND ELIZABETH D. HARGIS, of record in Book 1881, page 597, Register's Office for DAVIDSON County, Tennessee, the said Glen M. Farley having since died, the property vested by operation of law in his surviving spouse, Mary Ann Farley, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 061-04-0, PARCEL 012.00, 1996 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 766.32).

2. All matters as set forth on the Plan of record in Plat Book 1424, page 85, said Register's Office, which plan includes a 40-foot minimum building setback line from INGLEWOOD COURT; a 10-foot public utility and drainage easement along the eastern lot line.

3. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4168, page 605, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 10907 PG 709

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 80250.00
CON TX 296.92
PRFEE 1.00
WDEED 12.00
TOTAL 309.92
CHECK 309.92

04/30/98 01 10:36 0001 0526

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0431536
IDENTIF. ↑ REFERENCE
98 APR 30 AM 10:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1286612