Pg. 450
has Hand title.

0437907
IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY:

JAMES R. TOMKINS
GLASGOW & VEAZEY
222 SECOND AVENUE NORTH, SUITE 312
NASHVILLE, TN 37201
(615) 244-4693

PICK-UP

98 MAY 14 AM 9:52
FELIX V. ROBERTSON III REGISTER
DAVIDSON COUNTY, TN.

BOOK 10931 PG 478

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel Numbers
Joan Ussery 102 Graycroft Ct. Madison, TN 37115-2507	Same	53-3 164 PW

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CLOIS D. STEWART ("GRANTOR"), has this day bargained and sold, transferred and conveyed, and by these presents does hereby bargain, sell, transfer, and convey, unto JOAN USSERY ("GRANTEE"), her heirs, successors and assigns, his undivided one-fourth (1/4th) interest in and to the following described property:

Land situated in the 4th civil district of Davidson County, Tennessee, being Lot No. 5 on the Plan of Section "C", Village of Old Hickory, as of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the westerly margin of Hadley Avenue, the common corner of Lots 5 and 6; thence with the margin of said Avenue, northerly 74.9 feet to the beginning of a curve; thence along said curve, northwesterly 15.7 feet to a point in the southerly margin of Fourteenth Street; thence with the margin of said Street, westerly 147 feet to the beginning of another curve; thence with said curve, southwesterly 15.7 feet to a point on the easterly margin of Dodson Street, (closed as public street by instrument of record in Book 1583, Page 281, said Register's Office,) thence with the margin of said street, southwardly 74.7 feet to a point, the common corner of Lots 5 and 6; thence with the line between said streets, easterly 167.1 feet to the beginning.

Being the same property conveyed to Voyd Stewart and wife, Margaret Stewart, by Deed from Eugene Taylor and wife, Dorothy Taylor, of record in Book 2104, Page 248, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Joe M. Haynes by Deed from Voyd Stewart and wife, Margaret Stewart, and then from Joe M. Haynes to Voyd Stewart and Margaret Stewart, as tenants in common, of record in Book 4627, Page 202, Register's Office for Davidson County, Tennessee; and being the same property in which an interest was purportedly devised to Voyd L. Stewart and Joan Ussery in the Last Will and Testament of Margaret H. Stewart, Deceased, said Last Will and Testament being recorded in Will Book 209, Page 277, Office of Probate Clerk for Davidson County, Tennessee; and being the same property in which an interest was purportedly devised to Margaret H. Stewart (Margaret H. Stewart predeceased Voyd L. Stewart and left two issue, Joan Ussery and Nancy Edwards Carter) and C. D. Stewart, in the Last Will and Testament of Voyd L. Stewart, Deceased, the said Last Will and Testament being recorded in Will Book 210, Page 597, Office of Probate Clerk for Davidson County, Tennessee.
The said Margaret H. Stewart died testate a resident of Davidson County, Tennessee on October 20, 1995 and Voyd L. Stewart died testate a resident of Davidson County,

Tennessee on September 27, 1996. C. D. Stewart and Clois D. Stewart are one and the same person.

This conveyance is made in order to effectuate the terms of an Agreed Order of Compromise and Settlement entered into by Clois D. Stewart, Joan Ussery, Nancy Edwards Carter, the Estate of Margaret H. Stewart, and the Estate of Voyd L. Stewart, in the case of ***Estate of Margaret H. Stewart, Deceased., No. 96P-1655,*** pending in the Probate Court for Davidson County, Tennessee.

This is improved property known as 1400 Hadley Avenue, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor, will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

Hazel Stewart joins in this conveyance for the sole purpose of conveying and transferring any interest she may have in the above-described property by virtue of her marriage to Clois D. Stewart, she being the wife of Clois D. Stewart.

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value whichever is greater, for this transfer is $ 37,500.00.

Subscribed and sworn to before me, this 14th day of May, 1997.

Joan Ussery
Affiant

~~My Commission Expires~~: _____

Kimberly Tate
~~Notary Public~~ Deputy Register

Witness my hand this 7th day of May, 1997 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Clois D Stewart
CLOIS D. STEWART

Hazel Stewart
HAZEL STEWART

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, Nelda Hearn, a Notary Public in and for said County and State, CLOIS D. STEWART, the within named bargainor, 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 seal at ~~Nashville~~ Lebanon, Tennessee this 7th day of May, 199__.

Nelda Hearn
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 7/22/2000.

STATE OF TENNESSEE)

COUNTY OF Wilson)

Personally appeared before me, Nelda Hearn, a Notary Public in and for said County and State, HAZEL STEWART, 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 and seal at ~~Nashville~~ Lebanon, Tennessee this 7th day of May, 1998.

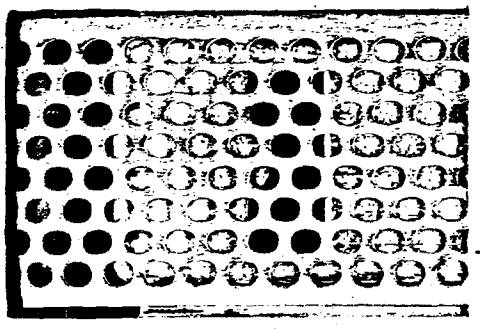
Nelda Hearn
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 7/22/2000.

wdeed

7280 05/14 0101 03CHECK 151.75



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

RECEIVED OF _____

FOR _____

BOOK 10931 PG 481

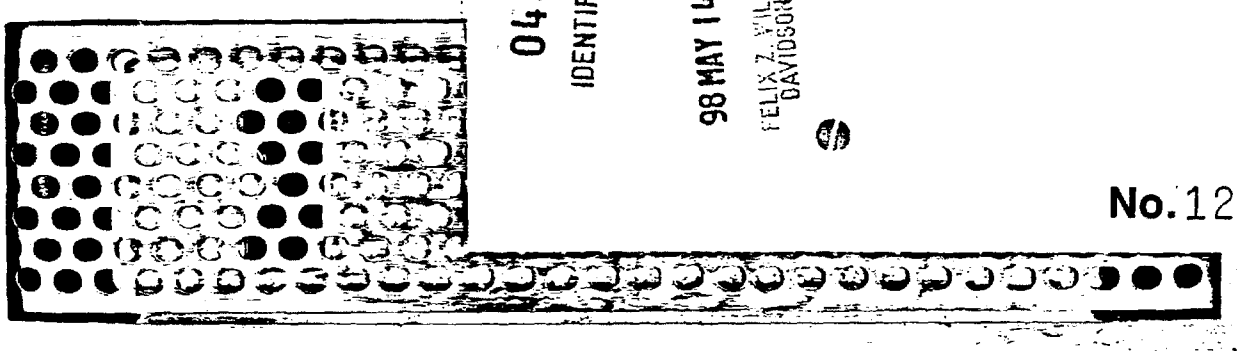
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	375.00
ERR	CO
CAMT	375.00-
CAMT	37500.00
CDN TX	138.75
PRFEE	1.00
WDEED	12.00
TOTAL	151.75
CHECK	151.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/14/98 01 09:57 0001 7290



0437907
IDENTIF. ↑ REFERENCE

98 MAY 14 AM 9:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293300