STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF JUNE, 1998.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 LEBANON ROAD, HERMITAGE, TENNESSEE 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BENJAMIN D. ELDER 1462 STEWARTS FERRY HERMITAGE, TN 37076	SAME	MAP 109 PARCEL 175

FOR AND IN 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,

SCOTT T. STEWART AND WIFE, LISA STEWART

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BENJAMIN D. ELDER, UNMARRIED

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A TRACT OR PARCEL OF LAND IN THE 4TH CIVIL DISTRICT LOCATED TO THE SOUTH OF STEWARTS FERRY PIKE AND BEING DESCRIBED ACCORDING TO A SURVEY BY JOHN WRIGHT, SURVEYOR NO. 1014, DATED OCTOBER 5, 1988, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF STEWARTS FERRY PIKE BEING THE NORTHEAST CORNER OF A TRACT BELONGING TO FINANCIAL PACKAGING CORPORATION OF DEL. INC. AS DESCRIBED IN DEED BOOK 10649, PAGE 78, RODCT, AND ALSO BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE CONTINUING AS FOLLOWS: SAID ~~TRACT OR~~ PARCEL OF LAND FRONTS 375 FEET, MORE OR LESS ON THE SOUTHERLY MARGIN OF STEWARTS FERRY PIKE; THENCE SOUTHWESTERLY 71.0 FEET TO A POINT; THENCE 146.2 FEET WEST TO A POINT; THENCE 64 FEET TO A POINT IN THE REAR LINE; THENCE 186.0 FEET WEST TO A POINT IN THE WESTERLY LINE OF THE ROBERT J. BALTZ, TRUSTEE PROPERTY OF RECORD IN BOOK 5871, PAGE 373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE RUNNING WITH SAID COMMON LINE 239 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SCOTT T. STEWART BY DEED FROM STEVEN DONALD DUNPHY AND DANIEL PAUL DUNPHY DATED OCTOBER 19, 1988 OF RECORD IN BOOK 7683, PAGE 356 AND RE-RECORDED IN BOOK 7686, PAGE 444, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LISA STEWART JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:
1. 1998 Taxes and subsequent years constitue a lien although not yet due and payable.
2. Any and all restrictions, conditions and easements of record.

This is improved property known as: 1462 STEWARTS FERRY, HERMITAGE, TN 37076
(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(s) this ___ day of JUNE, 1998.

SCOTT T. STEWART

LISA STEWART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, SCOTT T. STEWART AND WIFE, LISA STEWART, with whom I am personally acquainted, (or who 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, at office, this 25th day of JUNE, 1998.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

0457399

IDENTIF. & REFERENCE

98 JUL -1 AM 8:52

PELL Z. [illegible] REGISTER
DAVIDSON COUNTY, Tn.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

3148 07/01 0101 03CHECK 288.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11000 PAGE 606

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 288.50
CHECK 288.50

07/01/98 01 08:52 0001 8148

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457399
IDENTIF. ↑ REFERENCE

98 JUL -1 AM 8:52

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1313934