Mail BOOK 11162 PAGE 780

THIS INSTRUMENT PREPARED BY:

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

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Curtis T. Stewart, et ux 829 Rachel Dr. Goodlettsville, TN 37072	Same as New Owner	Map 84-5 Parcel 12

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, CORNELIA O. STEWART, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto CURTIS T. STEWART and wife, RHONDA KAYE STEWART, 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, being Lot No. 9 on the Plan of Meadow Rose Park Subdivision, Section 2, as of record in Book 2083, page 87, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 9 fronts 100 feet on the westerly side of Eastland Avenue and extends back between lines 150.23 feet on the northerly line and 150.23 feet on the southerly line to a dead line in the rear which measures 100 feet.

Being the same property conveyed to Cornelia O. Stewart by deed from William B. Geiger, et ux, et al of record in Book 8046, page 273, Register's Office for Davidson County, Tennessee.

The property is improved property located at 2805 Eastland Avenue, Nashville, Tennessee 37206.

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

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 the GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except for:

1. 1998 State and County real property taxes, which are a lien but not yet due and payable, and which will be prorated between the parties and paid in full by the escrow closing attorney.
2. Subject to any and all matters shown on the Plan of Meadow Rose Park Subdivision, Section 2, as of record in Book 2083, page 87, Register's Office for Davidson County, Tennessee

THIS INSTRUMENT BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

And the GRANTOR does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on day and date last acknowledged below.

"GRANTOR"
Cornelia O. Stewart
CORNELIA O. STEWART

"GRANTEES"
Curtis T. Stewart
CURTIS T. STEWART

Rhonda Kaye Stewart
RHONDA KAYE STEWART

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CORNELIA O. STEWART, a single woman, CURTIS T. STEWART and wife, RHONDA KAYE STEWART, 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 12 th day of October, 1998.

Patsy C. Davidson
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 $69,000.00.

Diana C. Stewart
Affiant

Sworn to and subscribed before me, this the 12 th day of October, 1998.

Patsy C. Davidson
NOTARY PUBLIC

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

0501862
IDENTIF. & REFERENCE

98 OCT 20 PM 2:15
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

5642 10/20 0101 03CHECK 266.30

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

RECEIVED OF _____

FOR _____

BOOK 11162 PAGE 782

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 69000.00
				CON TX 255.30
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 266.30
				CHECK 266.30
			10/20/98 01	14:18 0001 5642

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0501862
IDENTIF. ↑ REFERENCE

98 OCT 20 PM 2:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1361101