57-05

File Box ~~0-B~~ 39-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 11407 PG. 218

#16293

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANDREW D. STEWART	SOUTHEASTERN MORTGAGE OF	155-10-A
(NAME)	(NAME)	
412 Hiawatha Court	115 29th Avenue South	19.00 CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Nashville, Tennessee 37212	9D81183
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, BRADLEY W. WORD AND WIFE, MARIBETH P. WORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW D. STEWART AND WIFE, CHERI H. STEWART

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 71 on the Plan of McCrory Trace Estates, as of record in Plat Book 6900, pages 72 thru 723, corrected in Book 7825, page 429, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bradley W. Word and wife, Maribeth P. Word by deed from Douglas W. Sarver and wife, Christine A. Sarver of record in Book 9303, page 406, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7576, page 846; (3) By-Laws of record in Book 7576, page 831; (4) Dedication of common area of record in Book 7820, page 342, re-recorded in Book 8013, page 698; (5) Charter of record in Book 7576, page 821; and (6) All matters appearing on the Plan of record in Plat Book 6900, pages 720 thru 723, corrected in Book 7825, page 429, said Register's Office.

99 MAR 30 PM 2:57
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0567613
IDENTIFICATION REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (XX) property, known as 412 Hiawatha Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of March, 19 99

Bradley W. Word by Maribeth P. Word, Attorney-in-fact — Maribeth P. Word

BRADLEY W. WORD
By Maribeth P. Word, Attorney-In-Fact
by Power-of-Attorney, recorded
simultaneously herewith.

MARIBETH P. WORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIBETH P. WORD with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of March, 19 99.

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maribeth P. Word, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Bradley W. Word and is authorized by the said Bradley W. Word to execute this instrument on his behalf.

Witness my hand, at Office, this 26th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 9/18/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 1999.

MY COMMISSION EXPIRES: 9-29-2001
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

BRADLEY W. WORD AND
WIFE, MARIBETH P. WORD

TO

ANDREW D. STEWART AND
WIFE, CHERI STEWART

MAP 117 PARCEL 00.00 RECORD TO OBTAIN TAX

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 11407 PG. 220

FOR

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

RECORDERS MEMO
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0567613
IDENTIFICATION REFERENCE

99 MAR 30 PM 2:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	180000.00
DON TX	666.00
PRFEE	1.00
MREEN	8.00
CFEE	2.00
TOTAL	677.00
CHECK	677.00

03/30/99 01 14:56 0001 5481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444541