42

0659724

IDENTIF. & REFERENCE

BOOK 11751 PAGE 670

99 NOV 22 PM 1:53

[illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (JMB)
3305 West End Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNERS:	PERSON RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
Wilson Stewart and wife, Carolyn S. Stewart 2 Valley Forge Nashville, TN 37205-4726	New Owner	64-1-69 (Part of 64-1-107)

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, paid by WILSON STEWART and wife, CAROLYN S. STEWART, hereinafter referred to as "Grantee," CLEVELAND HALL, LLC, a Tennessee limited liability company hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Lot 67, Phase One, Cleveland Hall Subdivision, as shown on the plat of record in Book 11700, page 51, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by deed of record in Book 11714, page 126, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1428 Station Four Lane, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for: (i) matters shown on the plat of record in Book 11700, page 51, Register's Office for Davidson County, Tennessee; (ii) Charter of Cleveland Hall Homeowners Association, Inc., of record in Book 11725, page 70, Register's Office for Davidson County, Tennessee; (iii) Declaration of Covenants, Conditions and Restrictions for Cleveland Hall of record in Book 11725, page 76, Register's Office for Davidson County, Tennessee; and (iv) easement to Bellsouth Telecommunications, Inc., as set forth in instrument of record in Book 11720, page 325, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 19 day of November, 1999.

CLEVELAND HALL, LLC, a Tennessee limited liability company

By: _____
W. Allen Bryan, III,
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jennifer R. Frey, a Notary Public of said County and State, personally appeared W. Allen Bryan, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Cleveland Hall, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office in Nashville, this 19 day of November, 1999.

_____
Notary Public

JENNIFER R. FREY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires:

11/27/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 19th day of November, 1999.

_____
Notary Public

JOHN M. BAIRD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 23, 2002

My Commission Expires: _____

3609 11/23 0101 03CHECK 251.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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

BOOK 11751 PAGE 672

0659724

IDENTIFICATION REFERENCE

99 NOV 22 PM 1:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	251.50
CHECK	251.50

11/22/99 01 13:56 0001 3809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1541451