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47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 11,000.00

Curt Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stewart Building Group, LLC (NAME)	Same as New Owner (NAME)	MAP 43-15
839 Rachel Drive (ADDRESS)	(ADDRESS)	PARCELS 90-91
Goodlettsville, TN 37072. (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Debra Ann Young Bass and Fannie D. Lester and Joyce Elaine Thompson, Executor

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

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:

BEING a parcel of land in the 8th Councilmanic District of Davidson County, Tennessee and a portion of that property conveyed to John H. Lester in Deed Book 8030, Page 522, Register's Office for Davidson County, Tennessee, known as lot 15 of Block "A" on the Map of Rockhill Subdivision (un-recorded) according to a survey by Ewell Anderson dated August 1945, and show as parcel 90 on Map 43-15 as on record in the Metro Tax Assessors Office for Davidson County, being more accurately described as follows:

BEGINNING at an iron pin corner in the Easterly margin of Farris Avenue, said pin being the most Southwesterly cornor of the herein described parcel and the most Northwesterly corner of that property conveyed to Daryl Webb in Deed Book 10158, Page 862, Register of Deeds Davdison County, Tennessee (Lots 16 & 17 of said subdivision); thence Eastwardly with the North line of said Webb (Lot 16), 200' to the rear corner of Lot 15 & 16; thence Northwardly, 50' to the rear corner of Lots 14 & 15; thence Westerwardly with the south line of Lot 14, 200' to the front corner of Lot 14 & 15 in the Easterly margin of said Farris Avenue; thence Southwardly with said margin 50' to the point of beginning.

Being a portion of the same property conveyed to John H. Lester by deed from Carolyn T. Cooper, of record in Book 8030, page 522, Register's Office for Davidson County, Tennessee. The said John H. Lester having since died testate, and pursuant to the Last Will and Testament of John H. Lester, deceased, of record in Will Book A 11, page 287, Probate Court for Wilson County, Tennessee, subject property was devised to Debra Ann Young Bass, and Joyce Elaine Thompson was appointed Executor of said Estate. Fannie D. Lester,

CONTINUED

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

unimproved (X)
This is improved ( ) property, known as 213 Farris Avenue, Madison, TN 37115
(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 our hand s this 13th day of January 19 99

x Debra Ann Young Bass
Debra Ann Young Bass
Fannie D. Lester
By: x Fannie D. Lester per Cynthia B. Dirkson, POA
Cynthia B. Dirkson, Attorney-in-fact

x Joyce Elaine Thompson, Ex.
Joyce Elaine Thompson, Executor

LEGAL DESCRIPTION CONTINUATION

spouse of John H. Lester, joins in this conveyance for the purpose of conveying her life estate as provided in said Will.
Joyce Elaine Thompson joins in this conveyance for the sole purpose of releasing and relinquishing any and all claims arising from the Estate of John H. Lester.

IDENTIFICATION REFERENCE
99 JAN 19 PM 1:09
LILL GARDNER REGISTER
DAVIDSON COUNTY, TN.
53799O
4067 01/19/99 0101 03CHECK 55.70

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBRA ANN YOUNG BASS AND JOYCE ELAINE THOMPSON

the bargainor s, 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 and official seal at Goodlettsville, Tennessee this 13th day of January 1999

Commission expires 3/23/02

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of January, 19 99, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CYNTHIA B. DIRKSON, to me known to be the person who executed the foregoing instrument in behalf of FANNIE D. LESTER and acknowledged that she executed the same as the free act and deed of the said FANNIE D. LESTER.

Witness my hand and seal at Goodlettsville, Tennessee, this the 13th day of January, 1999.

Commission expires: 3/23/02

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0537990

IDENTIF. & REFERENCE

99 JAN 19 PM 1:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	11000.00
CON TX	40.70
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	55.70
CHECK	55.70

01/19/99 01 13:08 0001 4067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1413496