BOOK 11332 PAGE 315

99-2162

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,500.00

Tammie M Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 19 99

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES: 5/20/2002

THIS INSTRUMENT WAS PREPARED BY
May
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

| NAME | ADDRESS | MAP-PARCEL NUMBERS |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: Tammie M. Smith | SEND TAX BILLS TO: First Union Mortgage Corp | 72-7 |
| (NAME) 1270 Kenmore Place | (NAME) 1100 Corporate Center Drive | 143 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216 | (STREET ADDRES) Raleigh, NC 27607-5066 | 15DZ 8090 |
| (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, WE, Stewart Building Group, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tammie M. Smith, 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:

Being Lot No. 2 on the Plan of the Resubdivision of Lots 64, 65 & 66 on the Plan of Kenmore Place, of record in Plat Book 8250, page 682, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to Stewart Building Group, LLC, by deed from Clarence J. McKenney and wife, Saralea F. McKenney of record in Book 10456, page 825, and corrected in Book 10752, page 715, Register's Office for Davidson County, Tennessee.

05466594
IDENTIFICATION REFERENCE

99 FEB -8 PM 2:51
[illegible] REGISTER
DAVIDSON COUNTY, TN

This is improved property known as 1270 Kenmore Place, Nashville, TN 37216

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 their hand s this 4th day of February, 19 99.

Stewart Building Group, LLC
Curtis T. Stewart
Curtis T. Stewart
President

99-2162

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared Curtis T. Stewart and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and _____ respectively of the Stewart Building Group, LLC limited liability company the within named bargainor, a ~~corporation~~, and that (he / they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ limited liability company by the said Curtis T. Stewart as such President and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 4th day of February, 1999.

My commission expires 5/20/2002

Janis L. Duree
Notary Public Janis L. Duree

NOTARY PUBLIC

337a 02/08 0101 03CHECK 312.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named Stewart Building Group, LLC 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 4th day of February, 1999.

My commission expires 5/20/2002

Notary Public Janis L. Duree

# OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11332 PAGE 317

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 |

0546594

IDENTIF. & REFERENCE

99 FEB -8 PM 2:51

CAROLYN REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | $1500.00 |
| CON TX | 301.55 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 312.55 |
| CHECK | 312.55 |

02/08/99 01 14:50 0001 3276

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1422578