Instr:200001060001869 Page: 1 OF 2
REC'D FOR REC 01/06/2000 10:59:40AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $109.15

This Instrument Prepared By:
Mary Frances Rudy
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

Return To:
Rudy Title and Escrow
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

Warranty Deed

ADDRESS OF NEW OWNER:
Riverside Trust
101 North Creek Blvd., #480
Goodlettsville, TN 37072

SEND TAX BILLS TO:
SAME

MAP/PARCEL NOS:
Map 81-3
Parcel 203

For good and valuable consideration received, Peggy D. Mathes, Administrator, C.T.A. of the Estate of William A. Stuart, by these presents do transfer and convey by order of the Probate Court of Davidson County, Tennessee, being docket no. 93P1184, unto the Grantees, BRUCE BODOR AND JANET BODOR, TRUSTEES FOR THE RIVERSIDE TRUST, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to William A. Stuart and wife, Willie Mae Stuart, both deceased, described as follows:

Land in Davidson County, Tennessee, being Lot 32, on the Map of C.E. Raymond's Plan of Lots, of record in Book 57, Page 63, Register's Office for Davidson County, Tennessee, to which plan of record is hereby made for a more complete and accurate legal description thereof.

Said Lot 32 fronts 50 feet on the westerly side of 12th Avenue North of Sangster Street, and runs back between parallel lines, 145 feet to an alley.

Being the same property conveyed to William A. Stuart and wife, Willie Mae Stuart by deed from James Fuqua and wife, Corena Fuqua as shown of record in Book 5398, Page 623, Register's Office for said County. The said Willie Mae Stuart having predeceased William A. Stuart.

This is improved property known as 2111 12th Avenue North, Nashville, Tennessee 37208

Said Property is conveyed subject to restrictions and easements 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 Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the Estate of William A. Stuart its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 5th day of January, 2000.

Peggy D. Mathes, Adm.
PEGGY D. MATHES, ADMINISTRATOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of January , 2000, before me personally appeared, Peggy D. Mathes, Administrator of the Estate of William A. Stuart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the estate of William A. Stuart, and acknowledged that she executed the same as her free act and deed and for the purposes described therein.

Witness my hand and official seal, at the office, this 5th day January, 2000.

My commission expires:

Notary Public

BRENDA FARMER MARSHALL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

My Commission Expires April 22, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer $29,500.

Peggy D. Mathes
AFFIANT

Sworn and subscribed before me, this 5th day of January, 2000.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

My Commission Expires
April 22, 2001