After Recording Return To:
Title Enterprises, LLC
3354 Perimeter Hill, Suite 114
Nashville, Tennessee 37211

Instr:200005230051496 Page: 1 OF 3
REC'D FOR REC 05/23/2000 10:13:10AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $148.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES C. REEDY AND WIFE, MARLENE REEDY,** herein after referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto undersigned, **SHALANDA STEWART, a single person** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **DAVIDSON County, State of Tennessee**, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 16 **day of** May **, 2000.**

James C. Reedy
JAMES C. REEDY

Marlene R. Reedy
MARLENE REEDY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JAMES C. REEDY AND MARLENE REEDY**, the within named bargainers, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 16 **day of** May, **2000.**

Mary T Hurst
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$40,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Shalonda Stewart
Affiant

Subscribed and sworn to before me this 16 **day of** May, **2000.**

Mary T Hurst
Notary Public

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:

Title Enterprises, LLC
3354 Perimeter Hill, Suite 114
Nashville, Tennessee 37211

MAP AND PARCEL NUMBER: 81-16-241.00

Property Address: 1024 Scovel St.
Nashville, TN 37208

ADDRESS NEW OWNER:

Shalonda Stewart
1024 Scovel Street
Nashville, TN 37208
1217 North 2nd Street

SEND TAX BILLS TO:

Same

EXHIBIT A

Being the easterly 25 feet of Lot No. 43 on the Plan of McGavock Wetmore & Others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 43 fronts 25 feet on the Northerly side of Scoval Street and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to James C. Reedy and wife, Marlene Reedy by Warranty Deed from Eva Mai Martin, a widow, dated March 14, 1997 and recorded March 18, 1997 in Book 10383, Page 194, Register's Office for Davidson County, Tennessee.