Davidson County DEEDWARR
Recvd: 09/19/00 10:05 2pgs
Fees:11.00 Taxes:151.70
20000919-0092927

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Emerald Bay Construction Co., Inc. P. O. Box 2375 Hendersonville, TN 37077	Same as New Owner	Map 71-7 Parcel 65 Field Book 12DZ 50280

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, NANCY W. STEWARD, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto EMERALD BAY CONSTRUCTION CO., INC. , a Tennessee Corporation, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in the 12th Civil District of Davidson County, Tennessee, being the northerly part of Lot 15, on the Plan of Linda Jacobs Subdivision of the Stamps Tract, unrecorded, and described according to a survey made by S.M. McMurray Company, Engineers, May 10, 1950, as follows:
>
> BEGINNING on the southerly margin of Old Trinity Lane, at the northeast corner of the property conveyed to Leland Mabry and wife, by deed from Ezell Dickerson and wife, in Book 2439, page 181, said Register's Office; thence with said Mabry's eastern boundary line southerly 129 feet to the corner of Lots 7 and 8 on the Plan of Linda Jacob Subdivision, Section 1, in Book 2083, page 7, said Register's Office; thence South 88 deg. East 60 feet to the corner of Lots 6 and 7 on said recorded subdivision, and Lots Nos. 15 and 16, northerly 129 feet to the southerly margin of Old Trinity Lane; thence with the same, westerly 60 feet to the point of beginning.
>
> BEING the same property conveyed to C. M. Steward and wife, Nancy W. Steward, by deed from J. H. Watts, Jr. and wife, Ruth E. Watts, of record in Book 4214, page 239, Register's Office for Davidson County, Tennessee. And, the said C. M. Steward died on September 15, 1972 at which time the property became vested in his surviving spouse, Nancy W. Steward, in fee simple. By her signature hereto, Nancy W. Steward represents and warrants that all debts and obligations owing by C. M. Steward during his lifetime or by reason of his death, have been fully paid and satisfied.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 116 Old Trinity Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors or assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

And, I the GRANTOR, do further covenant and bind, myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

RUBY WHITT executes this Warranty Deed as Attorney-in-Fact for NANCY W. STEWARD under a Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Nancy W. Steward by Ruby Whitt Attorney in Fact
NANCY W. STEWARD, a single woman
BY: RUBY WHITT, Attorney In Fact

"GRANTEE"

EMERALD BAY CONSTRUCTION CO., INC.

BY: _____
MARK STEVEN JOHNSON, VP/Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 15th day of September, 2000, before me, personally appeared RUBY WHITT, Attorney In Fact, to me known to be the person who executed the foregoing instrument on behalf of NANCY W. STEWARD and acknowledged that she executed the same as the free act and deed of the said NANCY W. STEWARD.

WITNESS my hand and official seal this the 15th day of September, 2000.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARK STEVEN JOHNSON, with whom I am personally acquainted and who acknowledged himself to be the Vice-President/ Secretary of EMERALD BAY CONSTRUCTION CO., INC., the bargainor, a corporation, and as such Vice-President/Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Vice-President /Secretary.

WITNESS my hand and official seal, this the 15th day of September, 2000.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $41,000.00.

VP/Secretary
Affiant

Sworn to and subscribed before me, this the 15th day of September, 2000.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001