Davidson County DEEDWARR
Recvd: 05/16/01 15:51 2pgs
Fees:11.00 Taxes:362.60

20010516-0050914

WARRANTY DEED

ET-01-1140

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF May, 2001.

Notary Public

MY COMMISSION EXPIRES: 4-4-03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Art M. Frensley, Unmarried	1st Trust Bank for Savings	
(NAME)	(NAME)	
2623 Lakeland Drive	P.O. Box 17257	095-12-0-143.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we GLEN W. STEWART, III AND WIFE, KIMBERLY M. STEWART, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ART M. FRENSLEY, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, BEING Lot No. 10 on the Plan of Martinwood Heights of record in Book 2133, Page 63, of the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Glen W. Stewart, III and wife, Kimberly M. Stewart by deed from Metropolitan Nashville Airport Authority of record in Book 8621, Page 800, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement in favor of airport authority of record in Book 862, Page 803, said Register's Office.

This conveyance is subject to sanitary sewer easement of record in Book 1174, Page 366, and Book 4365, Pge 727, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 2623 Lakeland Drive, Nashville, Tennessee 37214
(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 my/our hand(s) this 10th day of May, 2001.

Glen W. Stewart, III

Kimberly M. Stewart

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Glen W. Stewart, III and Kimberly M. Stewart, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of May, 2001.

My Commission Expires: 9-9-03

Beverly J. Heathly
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 10th day of May, 2001.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW