BOX #14A
G#14258-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/01 16:03 2pgs
Fees:13.00 Taxes:1665.00
20010716-0075440

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
STEVEN N. STEWART	BANK OF AMERICA MORTGAGE	MAP 144-14-0
(NAME)	(NAME)	
2152 Chickering Lane	P. O. Box 17404	PARCEL 023.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Baltimore, MD 21297-1404	FB #FH-03225
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, BRIAN C. CARR AND CAROL H. CARR, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN N. STEWART AND CHERYL M. STEWART, HUSBAND AND WIFE

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:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Chickering Valley, as of record in Book 2331, Pages 121, 122, and 123, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Brian C. Carr and wife, Carol H. Carr, by Deed from S. Norflett Allen, III, Executor, of record in Book 9964, Page 851, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 2542, Page 25, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS instrument is being executed in behalf of Brian C. Carr and Carol H. Carr, husband and wife, pursuant to Powers of Attorney executed by each on the 10th day of July, 2001, and being filed for record simultaneously herewith, under Instrument Nos. 20010716-00 75438 and 20010716-00 75439, respectively.

unimproved ( )
This is improved (X) property, known as 2152 Chickering Lane, Nashville, TN 37215
(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 our hand s this 12th day of July, 2001

BRIAN C. CARR
Brian C. Carr
By: Kathy Hand atty. in fact
KATHY HAND, ATTORNEY-IN-FACT

CAROL H. CARR Carol H. Carr
By: Kathy Hand, atty. in fact
KATHY HAND, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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, a _____, 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 _____, by the said_____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of July, 2001, before me personally appeared KATHY HAND to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRIAN C. CARR AND CAROL H. CARR, HUSBAND AND WIFE, and acknowledged that she executed the same as the free act and deed of said BRIAN C. CARR AND CAROL H. CARR, HUSBAND AND WIFE.

Witness my hand and official seal at Nashville, Tennessee.

Deborah H Bernie

Notary Public

My Commission Expires: 5/26/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN My Commission Expires