COMMO... C.T.C. ... 333 GALLATIN RD. SOUTH MADISON, TN 37115

mail pls

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED BY THE PARTIES HERETO AND THE PREPARER ACCEPTS NO LIABILITY FOR THE CORRECTNESS OF THE INFORMATION CONTAINED HEREIN OR AS TO THE SELLER'S WARRANTY OF TITLE

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:

DIANNE STEWART
3270 VAILVIEW DR
NASHVILLE, TN 37207

SEND TAX BILLS TO:

SAME

MAP AND PARCEL NO:

MAP 50-15, PARCEL 175

Davidson County DEEDWARR
Recvd: 07/17/01 11:14 3pgs
Fees:18.00 Taxes:303.40
20010717-0075659

The actual consideration or value, whichever is greater, for this transfer, is $ $82000.^{00}$**, this** 11 **day of** July **, 2001.**

Kristie Taylor
AFFIANT

Sworn to and subscribed before me this 11 **day of** July **, 2001.**

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC

My commission expires: 5/30/2004

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, SHEILA DAWN PRESTON, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said DIANNE STEWART, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other

matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3270 VAILVIEW DRIVE, NASVHILLE, TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR hands and seals on this the 29th day of May _____, 2001.

Sheila Dawn Preston
SHEILA DAWN PRESTON
Signature of Seller

STATE OF FLORIDA :

COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHEILA DAWN PRESTON, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davie, Florida, ~~Tennessee~~, on this the 29 day of May, 2001.

OFFICIAL NOTARY SEAL
JANET T GALE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC733929
MY COMMISSION EXP. APR. 14,2002

Janet T. Gale
notary public

My commission expires: _____

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot NO. 434 on the Plan of Parkwood Estates, Section 3, as of record in Book 3300, page 31, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roy Thomas Patterson, Jr., unmarried, and Binnie R. Whitehurst, unmarried, by Quitclaim Deed from Roy Thomas Patterson, Jr., of record in Book 6740, page 102, Register's Office for Davidson County, Tennessee. The said Binnie R. Whitehurst having since died, the property vested by operation of law in Roy Thomas Patterson, Jr. Roy Thomas Patterson has since died TESTATE, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 95P-700, and filed in Will Book 197, page 410, the property was devised and bequeathed to Sheila Dawn Preston, unmarried, the Grantor herein.

EXHIBIT 'B'

1. Real property taxes for 2001 and all future years.

2. Plan of Parkwood Estates, Section 3, of record in Plat Book 3300, page 31, Register's Office for Davidson County, Tennessee.

3. Any and all other matters appearing of record, including easements and restrictions.