Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/01/01 13:35 2pgs
Fees:13.00 Taxes:619.75
20011001-0105627

39-B
File #01-1500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John M. Stuart, and spouse Constance J. Stuart**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian J. Anthony, and spouse Rachelle C. Anthony**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of McCauley's Subdivision of part of Lot No. 7 on the Robert Young Farm of record in Book 547, Page 123, Register's Office for said County, described as follows:

Said Lot No. 8 fronts 50 feet on the westerly margin of Miami Avenue (as widened) and runs back between parallel lines measuring 215 feet more or less to a dead line in the rear.

Being the same property conveyed to John M. Stuart by deed of record in Book 10821, Page 610, Registers office for said County. John M. Stuart having since married Constance J. Stuart, who joins in the execution of this instrument to convey any marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2525 Miami Avenue, Nashville TN 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of September, 2001

John M Stuart
John M. Stuart

Constance J Stuart
Constance J. Stuart

by Mary Gordon his attorney in fact
By Mary Gordon, his attorney in fact

By Mary Gordon her attorney in fact
by Mary Gordon, her attorney in fact

State of Tennessee)
County of Davidson)

On this 28th day of September, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mary Gordon, Attorney in Fact for John M. Stuart and Constance J. Stuart, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH M. BALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 9-29-2007

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 167,500.00.

Affiant

Sworn and subscribed before me on this the 28th day of September, 2001.

KENNETH M. BALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 9-29-2007

NEW OWNER:
Brian J. Anthony
2525 Miami Avenue
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT:
First Horizon Home Loan Corp.
P.O. Box 146
Memphis, TN 38101

TAX MAP-PARCEL #:
52-13-31