RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40391

Davidson County DEEDWARR
Recvd: 12/07/01 11:38 2pgs
Fees:13.00 Taxes:1332.00
20011207-0134924

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2001

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary W. Stewart	Union Planters Bank, N.A.	53-12-162
3005-B Lakeshore Drive	3100 West End Ave. #530	
Old Hickory, TN, 37138	Nashville, TN 37203	

FOR AND IN 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, I/WE,

Michael E. Clemas and wife, Rosemary Clemas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gary W. Stewart, married, and Vincent L. King, unmarried

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 Lots Nos. 5 and 6, Block 26, and the east parts of Lots Nos. 6 - 10, both inclusive, Block 19, a part of Reid Boulevard and a part of 32nd Street, as closed by instrument of record in Book 2798, Page 348, Register's Office for said County, and as shown on the Plan of Life and Casualty Insurance Company's Subdivision of the Dabbs and Elliotts Property, of record in Book 547, Page 127, said Register's Office, and described according to a survey thereof made 8/24/59, by Ralph W. C. Lambert, Surveyor, as follows:

BEGINNING at an iron pin in the north margin of Pitts Avenue, now called Lakeshore Drive, in the center line of 32nd Street, now closed as shown on said Plan; thence, with the center line of 32nd Street, as closed, northeasterly 270 feet to an iron pin in the center line of said Reid Boulevard, now closed; thence, with the center of said Boulevard, southeasterly 25 feet to a point; thence northeasterly 122 feet to an iron pin in the south line of U. S. Government Property; thence, with the line of said Goverment Property, northwesterly 110 feet to an iron pipe; thence southwesterly 396.5 feet to an iron pin in the margin of Lakeshore Drive; thence, with the margin of said Drive, southeasterly 78 feet to the point of beginning.

BEING the same property conveyed to Michael E. Clemas and wife, Rosemary Clemas by Quitclaim Deed from Michael E. Clemas of record in Book 8559, Page 213, and by deed from Charles N. Brown and wife, Beatrice R. Brown of record in Book 6832, page 159, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 3005-B Lakeshore Drive, Old Hickory, TN 37138

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 19th day of November, 2001

Michael E. Clemas

Rosemary Clemas by Michael E. Clemas Attorney in fact

Rosemary Clemas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Michael E. Clemas, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of November, 2001

Notary Public

My Commission Expires: 9/28/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of November, 2001, personally appeared Michael E. Clemas to me known to be the person who executed the foregoing instrument on behalf of Rosemary Clemas as Attorney in Fact, and acknowledged that Michael E. Clemas executed the same as the free act and deed of the said Rosemary Clemas.

Witness my hand and official seal this 19th day of November, 2001.

Notary Public

My Commission Expires: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN