WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $179,900.00

Betty Thomas
Affiant

Subscribed and sworn to before me, this 2nd DAY OF February, 2002.

Laura Shoun
Notary Public

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 5/30/04
(NOTARIAL SEAL)

N-WEAVER-02-8420

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE AND ESCROW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty J. Stewart	Guaranty Residential Lending,	
842 Percy Warner Blvd. (ADDRESS)	18302 Irvine Blvd., Ste. 300 (NAME) (ADDRESS)	129-15-90
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Tustin, CA 92780 (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 WILSON P. STEVENSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BETTY J. STEWART, 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:

Being Lot No. 2 on the plan of West Meade Highlands, Section I, as of record in Book 3700, Pages 69 and 70, described as follows:

Beginning on the southerly margin of Percy Warner Boulevard, at the corner of Lot Nos. 2 and 3; thence with the lines between said two lots, southwardly 138.6 feet; thence eastwardly 150.77 feet to the westerly margin of an unnamed street; thence with the same northwardly 96.7 feet to the beginning of a curve; thence around said curve; having a radius of 25 feet, northwestwardly 38.08 feet to the southerly margin of Percy Warner Boulevard; thence with the same westwardly 105 feet to the beginning.

Being the same property conveyed to Wilson P. Stevenson by Substitute Trustee's Deed dated February 21, 2001, filed for record on March 14, 2001 in Instrument #200103140024351, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to restrictions of record in Book 4132, Page 146 and Book 4025, Page 420, Register's Office for Davidson County, Tennessee.

This property is a single family residence known as 842 Percy Warner Boulevard, Nashville, TN 37205.

unimproved ( )
This is improved (X) property, known as 842 Percy Warner Blvd., Nashville, Tennessee 37205
(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 2nd day of February, 2002.

Wilson P. Stevenson

Davidson County DEEDWARR
Recvd: 02/11/02 14:19 2pgs
Fees:13.00 Taxes:665.63

20020211-0017997

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Wilson P. Stevenson , 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 2nd day of February, 2002.

My Commission Expires: 5/30/04

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 W. P. Stevenson 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 2nd day of February, 2002.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138