Davidson County DEEDWARR
Recvd: 03/25/02 11:04 2pgs
Fees:13.00 Taxes:310.80

20020325-0035852

PREPARED BY:
BALDWIN LAND TITLE, PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **March, 2002** between **EUGENE C. TALLEY and MERDINE TALLEY, husband and wife**, GRANTOR, and **THOMAS P. STEWART, JR. and TONYA G. STEWART, husband and wife**, GRANTEE.

W I T N E S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE**,, County of **DAVIDSON**, State of Tennessee, more particularly described as follows:

BEGINNING at a point in the Easterly margin of Whites Creek Pike said point being the Northwest corner of the E.T. Nightengale tract, and 100 feet northerly from the northwest corner of the Charles W. Bender's tract; thence N. 56 deg. 15' East 435.6 feet to a point in the northerly line of the E.T. Nightengale tract; thence north 36 deg. 45' west 100 feet to a point; thence south 56 deg. 15' west 435.6 feet along N.G. Simons' southerly line to a point in the easterly line of Whites Creek Pike; thence south 36 deg. 45' east along the easterly margin of said Whites Creek Pike to the point of beginning.
Being the same property conveyed to Eugene C. Talley and wife, Merdine Talley by quitclaim deed from Elizabeth Garrett, a widow, of record in Book 11082, Page 449, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters in the Plan of record in Plat Book 4470, Page 51; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Eugene C. Talley
EUGENE C. TALLEY
Signature of Seller

Merdine Talley
MERDINE TALLEY
Signature of Seller

PROPERTY ADDRESS
[illegible]ING OR
[illegible]ENT
[illegible]RECEIVED

INDIVIDUAL
STATE OF ~~TENNESSEE~~ Texas
COUNTY OF DAVIDSON Bell

Personally appeared before me, a Notary Public of said County and State, **EUGENE C. TALLEY and MERDINE TALLEY, husband and wife**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **March, 2002**.

Rebecca Williamson
Notary Public

My Commission Expires: 4-26-04

REBECCA D. WILLIAMSON
Notary Public, State of Texas
My Commission Expires
April 26, 2004

Name and Address of Property Owner:

THOMAS P. STEWART, JR. and TONYA G. STEWART
2615 WHITES CREEK PIKE
NASHVILLE, TN 37207

Property Address:

2615 WHITES CREEK PIKE
NASHVILLE, TN 37207

Person Responsible for Taxes.

~~SAME~~ GMAC Mtg. Corp.
6 Cadillac Dr. S-150
Brentwood, TN 37027

Parcel #: 59, #162

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Bell

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$84,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Eugene C. Talley
Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **March, 2002**.

Rebecca Williamson
Notary Public

My Commission Expires: 4-26-04

REBECCA D. WILLIAMSON
Notary Public, State of Texas
My Commission Expires
April 26, 2004

RETURN TO

BALDWIN LAND TITLE, PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076