PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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PICK-UP

W & I Ref( GJ ) Title No: 43320
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/27/02 11:14 3pgs
Fees:18.00 Taxes:218.30
20020327-0037423

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Stewart Building Group, LLC<br>721 Yvonne Drive<br>Goodlettsville, TN 37072 | Same |

**TAX MAP-PARCEL NUMBERS:** 72-3-101; 72-3-123; 72-3-122

# *SPECIAL WARRANTY DEED*

***(Corporate)***

**FOR AND IN CONSIDERATION** of the sum of **$59,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H.G. Hill Realty Company**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stewart Building Group, LLC** 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. Nos. 1, 3 & 4 on the Plan of H. G. Hill Resub of Lots 172 thru 175, 178 & 179, of record in Book 9700, page 272, Register's Office for said County, to which plan reference is made for a complete description thereof.

(Lot No. 1) Being the same property conveyed to H. G. Hill Realty Company by deed from Zona B. Robinson of record in Book 4313, page 340, Register's Office for Davidson County, Tennessee.

(Lot No. 3) Being the same property conveyed to H. G. Hill Realty Company by deed from Tom L. Ward and wife, Mora S. Ward of record in Book 4310, page 341, Register's Office for Davidson County, Tennessee.

(Lot No. 4) Being the same property conveyed to H. G. Hill Realty Company by deed from Lillie Mae Desheles of record in Book 4307, page 23, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700 Page 272, said Register's Office, to which plan reference is made; Easement for sanitary sewer/storm drainage purposes granted to the Metro. Government of Nashville and Davidson County, Tennessee, of record in Book 4277, page 792, said Register's Office.

**This is unimproved property, known as: 1110 McChesney, Nashville, Tennessee 37216; 1111 Howard Avenue, Nashville, TN 37216; 1113 Howard Avenue, Nashville, TN 37216**

**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 claiming by or through the acts of Grantor while in title to the property.

**WITNESS THE EXECUTION HEREOF** this 27th day of March, 2002.

**H.G. Hill Realty Company**

By: Wentworth Caldwell Jr.
Title: Chairman

By:
Title: Vice President

**State of Tennessee**

**County of Davidson**

Before me, the undersigned, personally appeared Wentworth Caldwell Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Chairman (or other officer authorized to execute this instrument) of **H.G. Hill Realty Company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Tennessee this the 29th day of March, 2002.

Notary Public

My Commission Expires: July 27, 2002

**State of Tennessee**

**County of Davidson**

Before me, the undersigned, personally appeared Celeste Patterson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Vice President (or other officer authorized to execute this instrument) of **H.G. Hill Realty Company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Tennessee this the 27th day of March, 2002.

Notary Public

My Commission Expires: July 27, 2002

**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $59,000.00

Curtis Stewart
Affiant

Sworn and subscribed before me this the 27th day of March, 2002

My Commission Expires: _____

CHRISTY WILKINS WEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public

CHRISTY WILKINS WEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003