Return to:

file # 1194

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $43000.00.

Subscribed and sworn to before me, this 31st day of May, 2002.

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

Affiant

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Good Stewart, LLC 754 Lynwood Avenue Nashville, Tennessee 37203 MAP & PARCEL NO. 105-06-0/158.00	SAME

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SAMUEL WORDLAW and wife, VERSIE LEE WORDLAW,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

GOOD STEWART, LLC,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 18 on the Map of Highland Gardens Plan of Lots, of recordin Book 57, page 118, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the north side of Lynwood Street and runs back between lines, 135.4 feet on the west line and 135.3 feet on the east line to an alley on which it measures 50 feet.

Being the same property conveyed to Samuel Wordlaw and wife, Versie Lee Wordlaw by Warranty Deed from Freeman Taylor and wife, Lola Taylor, dated July 2, 1969, and filed of record on July 16, 1969, in Book 4351, page 78, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2002, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 57, PAGE 118; AND (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

Davidson County DEEDWARR
Recvd: 06/04/02 10:22 2pgs
Fees:13.00 Taxes:159.10

20020604-0067286

THIS IS IMPROVED PROPERTY KNOWN AS: 754 LYNWOOD AVENUE, NASHVILLE, TN 37203

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 HAND THIS 31ST DAY OF MAY, 2002.

Samuel Wordlaw
SAMUEL WORDLAW

Versie Lee Wordlaw
VERSIE LEE WORDLAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2002, before me personally appeared Samuel Wordlaw and wife, Versie Lee Wordlaw, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMIE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

==========

WARRANTY DEED

==========