RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41077** **FILE BOX "7"**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/02 13:42 2pgs
Fees:13.00 Taxes:1359.75

20020802-0092904

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 367,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **1st DAY OF AUGUST, 2002.**

Notary Public

MY COMMISSION EXPIRES: **[illegible]**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
GEORGE R. AVANT and wife, **PHYLLIS K. AVANT** **2 Valley Forge** **Nashville, TN 37205**	**SAME**	**116-8-A-2** **7DA 72716**

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 **WE, WILSON STEWART and wife, CAROLYN S. STEWART**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE R. AVANT and wife, PHYLLIS K. AVANT**

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 Lot No. 2 as shown on the Plan of Sugartree, Phase I, of record in Book 4675, page 141, as amended in Book 4869, page 686, Register's Office for said County, to which reference is hereby made.

BEING the same property conveyed to Wilson Stewart and wife, Carolyn S. Stewart by deed from Dennis Wentz and wife, Anne Wentz of record in Book 5771, page 107, Register's Office for Davidson County, Tennessee.

This is improved (**X**) property, known as **2 Valley Forge, Nashville, Tennessee 37205**
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 OUR HANDS THIS 1ST DAY OF AUGUST, 2002.

Wilson Stewart
WILSON STEWART

Carolyn Stewart
CAROLYN S. STEWART

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WILSON STEWART and wife, CAROLYN S. STEWART, the 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 and official seal at Nashville, Tennessee, this the 1st day of August, 2002.

NOTARY PUBLIC

ALAN D. MAYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06