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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/02 12:48 2pgs
Fees:12.00 Taxes:0.00

20021017-0127750

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Melody Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: May 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet Lee Shea Evans (NAME)	New South Federal Savings Bank (NAME)	160-143/150
5854 Brentwood Trace (ADDRESS)	P. O. Box 830180 (ADDRESS)	
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Birmingham, AL 35283-0180 (CITY) (STATE) (ZIP)	

FOR AND 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, Gregory L. Stewart and wife, Amber M. Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet Lee Shea Evans unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Williamson~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment, Being Unit No. 5854 on the plan of Brentwood Trace Condominiums, of Davidson County, Tennessee, Being a Horizontal Property Regime, of record in Book 5200, page 219, and as further revised of record in Book 5200, page 261, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amber M. Stewart and spouse, Gregory L. Stewart, by deed from William G. Boyd, III, and wife, Pauline H. Boyd, of record in Book 9618, page 10, register's Office for Davidson Copunty, TN.

This conveyance is subject to taxes for 1998 and subsequent years, restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 5854 Brentwood Trace, Brentwood, Tennessee 37027
(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 our hand s this 18th day of June 19 98

X Gregory L. Stewart
Gregory L. Stewart

X Amber M Stewart
Amber M. Stewart

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory L. Stewart and wife, Amber M. Stewart

the bargainor S, 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 Brentwood, Tennessee, this 18th day of June, 1998.

Commission expires Notary Public State of Mississippi At Large
My Commission Expires: May 27, 2001
BONDED THRU HEIDEN-MARCHETTI, INC

Virginia S. Bond
Notary Public

STATE OF
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared 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, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19.

My commission expires

Notary Public

WILLIAMSON COUNTY-STATE OF TENNESSEE
I hereby certify that this is a true copy of original instrument filed in my office, in Book 1687 Page 324
This 16TH day of OCT 20 02
SADIE WADE, Register of Deeds
By Sue Way - deputy
Deputy Register

State of Tennessee, County of WILLIAMSON
Received for record the 29 day of JUNE 1998 at 8:01 AM. (REC# 274100)
Recorded in official records
Book 1687 Page 324- 325
Notebook 60 Page 129
State Tax $ 314.50 Clerks Fee $ 1.00,
Recordins $ 8.00, Total $ 323.50,
Register of Deeds SADIE WADE
Deputy Register ANGELA WAY