Davidson County DEEDWARR
Recvd: 11/05/02 09:45 2pgs
Fees:13.00 Taxes:536.50
20021105-0135536

PREPARED BY:
BALDWIN LAND TITLE. PLLC
717 OLD HICKORY BOULEVARD
BRENTWOOD, TN 37027

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **September, 2002** between **WILLIAM A. MARTIN and wife, HELEN HASTINGS MARTIN** , GRANTOR, and **HAROLD STEWART and wife, HELEN STEWART**, GRANTEE.

W I T N E S 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:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, Page 33, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Bunkerhill Drive, the common front corners of Lots Nos.32 and 33; thence with the line between said Lots Nos. 32 and 33, southeastwardly 214.8 feet to a point at the common rear corners of Lots Nos. 32, 33 and 34; thence with the line between Lots Nos. 33 and 34, southwestwardly 295.0 feet to a point in the northeasterly margin of Deervale Drive; thence with said margin of said Deervale Drive, northwestwardly 127.4 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve northwestwardly 38.8 feet to a concrete monument in the easterly margin of Bunkerhill Drive; thence with said margin of said Bunkerhill Drive, northeastwardly 210.8 feet to the point of beginning.

Being the same property conveyed to William A. Martin and wife, Helen Hastings Martin by Warranty Deed from Houston T. Ezell and wife, Mabel W. Ezell of record in Book 108, Page 693, 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 Grantees; Restrictive covenants of record in Book 2959, Page 213; any and all matters in the Plan of record in Plat Book 8250, Page 314; 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.
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.

William A. Martin
WILLIAM A. MARTIN
Signature of Seller

Helen Hastings Martin
HELEN HASTINGS MARTIN
Signature of Seller

* Trustees, u/A/D 8/11/98 of the Stewart Joint Revocable Living Trust Agreement and any successors in Trust,

INDIVIDUAL)
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM A. MARTIN and wife, HELEN HASTINGS MARTIN, the within names 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 5th day of September, **2002.**

Notary Public

My Commission Expires: 7-30-05

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Name and Address of Property Owner:

HAROLD STEWART and HELEN STEWART, Trustees
426 BUNKERHILL DR.
NASHVILLE, TN 37217

Property Address:

426 BUNKERHILL DR.
NASHVILLE, TN 37217

Person Responsible for Taxes:

TAYLOR, BEAN AND WHITAKER
101 NORTHEAST 2ND STREET
OCALA, FL

Parcel #: 106 40

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$145,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this 5th day of September, **2002.**

Notary Public

My Commission Expires: 7-30-05

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

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