Maximum Principal Indebtedness for Tennessee Tax Recording Purposes is $ 18,000.00

Instrument Prepared By:
Lenders Express Title & Escrow, Inc. 25 Century Boulevard Suite 203 Nashville, TN 37214

File #: 2700558

WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of January, 2003, by and between Wade L. Stewart party of the first part, and Mabel Baker, single, and Suzanne Stewart, married, party of the second part.

WITNESSETH that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargains, sell convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, and being Map and Parcel Number 43-13-0-311, to wit:

All that certain lot or parcel of land lying and being in Davidson County, Tennessee, being more particularly described as follows:

Being Lot Number 31 and the westerly 25 feet of Lot No. 30, on the Plan of Crittenden Estates, Block D, as shown on the plat of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Leroy Preston, Jr., and wife, Juanita Frances Preston, by Deed from Jerrell R. Harris and wife, Patricia G. Harris, dated 10/05/84, recorded 10/10/84, in Book 6400, Page 17, of the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Juanita Frances Preston, by Quitclaim Deed from Leroy Preston, Jr., dated 08/14/86, recorded 08/15/86, in Book 6950, Page 841, of the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wade L. Stewart, for life, remainder to Juanita Frances Preston, by Quitclaim Deed, with life estate retained, from Juanita Frances Preston and husband, Leroy Preston, Jr., dated 08/26/87, recorded 08/27/87, in Book 7336, Page 954, of the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wade L. Stewart and wife, Glenda F. Stewart, by Quitclaim Deed from Wade L. Stewart and wife, Glenda F. Stewart, and Juanita Frances Preston, an unmarried person, dated 10/12/96, recorded 10/16/96, in Book 10226, Page 803, of the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wade L. Stewart, by Quitclaim Deed from Glenda F. Stewart, dated 05/21/98, recorded 05/28/98, in Book 10949, Page 852, of the Register's Office for Davidson County, Tennessee, pursuant to Final Decree of Divorce, Fourth Circuit Court, Docket No. 97D-3174, Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Register's Office of said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, (their/his/her) heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that (he/she/they) is/are lawfully seized in fee of the aforedescribed real estate; that they/she/he have/has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto (he/she/they will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Davidson County DEEDWARR
Recvd: 01/29/03 10:48 2pgs
Fees:13.00 Taxes:288.80
20030129-0012055

WITNESS the signature of the said party of the first part the day and year first above written.

Wade L Stewart

Wade L.Stewart

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public of said County and State, Wade L. Stewart, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he\she\they executed the within instrument for the purposes therein contained.

Witness by hand, at office, this 17 day of January, 2003.

Notary Public
My Commission Expires:

TIM E. PLANICKA NOTARY PUBLIC AT LARGE My Commission Exp. May 12, 2006 WILSON COUNTY, TENN.

PROPERTY ADDRESS AND SEND TAX BILL TO: New Owner
300 Hickory Drive
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, ~~Ken M. Smagowicz,~~ the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness by hand, at office, this _____ day of _____, 2003.

Notary Public

My Commission Expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge. information, and belief, the consideration for this transfer is greater is $ 18,000.00

Affiant

Subscribed and sworn to before me the 17 day of January, 2003.

Notary Public

My Commission Expires:

TIM E. PLANICKA NOTARY PUBLIC AT LARGE My Commission Exp. May 12, 2006 WILSON COUNTY, TENN.