THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 06/17/03 13:02 2pgs
Fees:13.00 Taxes:529.10

20030617-0083342

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Stefan R. Burnham etux 129 Cambridge Ct. Goodlettsville, TN 37072	Same	026-07-00138.00

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, the Grantors, Grady L. Bryant, Jr., as Conservator of the estate and person of Pauline Bryant Stewart as ordered by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, docket no. 02P-1555, said Order entered January 6, 2003; and Grady L. Bryant, Jr., as Administrator, c.t.a. of the estate of Dillard R. Stewart, said Letters of Administration c.t.a., issued by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, docket no.03P-324, and entered of record on March 10, 2003, (Dillard R. Stewart, deceased, left as his sole beneficiary his widow, Pauline Bryant Stewart) have bargained and sold, and by these presence do transfer and convey unto Stefan R. Burnham and wife, Kristi M. Burnham, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 216 on the Plan of Windsor Green, Phase II, Section 1, of record in Book 6250, Page 989, said Register's Office.

SAID Lot No. 216 fronts 67.97 feet on the westerly margin of Cambridge Court and extend back 136.85 feet on the southerly line and 124.20 feet on the northerly line to a dead line in the rear measuring 80.94 feet thereon.

Being part of the same property conveyed to Dillard R. Stewart by deed of record at Instrument Number 20020927-0117755 said R.O.D.C., further being the same property conveyed to Dillard R. Stewart and wife, Pauline Bryant Stewart by deed or record in Book 7527, page 310 said R.O.D.C.

This is improved property known as: 129 Cambridge Ct. Goodlettsville, TN 37072

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;

1. Plat of record in Book 6250, page 989, and any restrictions ancillary thereto, said Register's Office.

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. Whenever 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 30th day of May, 2003.

Grady L. Bryant, Jr. (conservator)
Grady L. Bryant, Jr., Conservator of the
Estate and person of Pauline Bryant Stewart

Grady L. Bryant, Jr. (administrator)
Grady L. Bryant, Jr., Administrator, c.t.a.
of the Estate of Dillard R. Stewart

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, in and for the State and County aforesaid, personally appeared Grady L. Bryant, Jr., Conservator of the estate and person of Pauline Bryant Stewart and Administrator, c.t.a. of the estate of Dillard R. Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named Conservator and Administrator, and that he as such, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as such Conservator and Administrator by himself. Dated 30th day of May, 2003

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 03/06/06

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 143,000.00

Affiant

Subscribed and sworn to before me this 30th day of May, 2003.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE