Davidson County DEEDWARR
Recvd: 07/01/03 09:11 3pgs
Fees:18.00 Taxes:222.00
20030701-0090416

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 24 day of June, 2003 by and between CAPITOL CITY OFFICE MACHINES, INC., a Tennessee corporation, hereinafter called Grantor, and THOMAS E. STEWART, TRUSTEE WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter called 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 considerations, the receipt of which is hereby acknowledged, CAPITOL CITY OFFICE MACHINES, INC., a Tennessee corporation, hereinafter referred to as Grantor, does hereby bargain, sell, transfer and convey unto THOMAS E. STEWART, TRUSTEE WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter referred to as Grantee, his successors and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which Exhibit is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 103 HARRIS STREET, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his 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 in Exhibit "B".

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the duly authorized officer of Grantor on the day and year first above written.

CAPITOL CITY OFFICE MACHINES, INC.
a Tennessee Corporation

by: _____
CHARLES BELCHER, PRESIDENT
Signature of Seller

CORPORATION
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CHARLES BELCHER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **PRESIDENT of CAPITOL CITY OFFICE MACHINES, INC., A TENNESSEE CORPORATION, the within named bargainor, a Tennessee corporation, and that he as such PRESIDENT**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **PRESIDENT**.

Witness my hand, at office, in Madison, Davidson County, Tennessee, this 24, day of June, 2003.

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

THOMAS E. STEWART
103 HARRIS STREET
MADISON, TN 37115

Property Address:

103 HARRIS STREET
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 42-16, PARCEL 579

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 **60000** 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.

Thomas E. Stewart, JR.
Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **June, 2003.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Situated in Davidson County, Tennessee, and described as follows:

BEING Lot #2 as shown on Plat of Paul C. Harlan Property, of record in Book 8250, page 130, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to CAPITOL CITY OFFICE MACHINES, INC., A TENNESSEE CORPORATION, by Deed from GLADYS HARLAN, of record in BOOK 8809, PAGE 579, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 42-16, PARCEL 579).

2. All matters as set forth on the Plan of Paul C. Harlan Lots, of record in Plat Book 8250, page 130, said Register's Office.

3. Easement for sanitary sewer and/or storm drainage, running north and south on adjoining lot (parcel 213) appears to adjoin subject property per plat.

4. DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECRUITY AGREEMENT, from CAPITAL CITY OFFICE MACHINES, INC., to GUARANTY TITLE COMPANY, Trustee, of record in Book 9377, page 609, said Register's Office, to secure to FIRST AMERICAN NATIONAL BANK, the payment of one note dated JUNE 10, 1994, in the original principal amount of $50,000.00, due and payable as set forth therein. Said Deed of Trust is further secured by that certainUCC-1 Financing Statement with First American National Bank as Secured Party, of record in Instrument No. E21361 and recorded June 24, 1994 and a Continuation Statement UCCOE61693 (no copy available), recorded July 2, 1999.