Davidson County DEEDQC
Recvd: 07/21/03 14:52 2pgs
Fees:12.00 Taxes:0.00
20030721-0101954

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

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
THOMAS E. STEWART AND BETH P. STEWART, TRUSTEES OF THE STEWART FAMILY LIVING TRUST UTA DATED 6-30-03	MAP 43-9, PARCEL 342
333 GALLATIN ROAD SOUTH	
MADISON, TN 37115	
SEND TAX BILLS TO:	
SAME	

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 1ST DAY OF July, 2003.

Thomas Stewart, TR
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1ST DAY OF July 2003.

Denise C. Allis
NOTARY PUBLIC

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

MY COMMISSION EXPIRES: 5/30/2004

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, INCLUDING LOVE AND AFFECTION, the receipt and sufficiency of which are hereby expressly acknowledged, I, 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 GRANTOR, do hereby quitclaim and convey unto THOMAS E. STEWART AND BETH P. STEWART, TRUSTEES OF THE STEWART FAMILY LIVING TRUST UTA DATED 6-30-03, AND ANY AMENDMENTS THERETO, their successors, heirs and assigns, all of my right, title and interest in and to certain real estate in DAVIDSON County, Tennessee, as follows, to-wit:

Being known as part of the Bixler Property and described by a survey made by George W. Watkins, Surveyor, dated June 28, 1955, and described as follows:

Beginning at an iron pin at the northwest corner of Delaware Avenue and Burrwood Street (now State Rt. 45); thence with the said Avenue with a curve radius to the right of 867.54 feet, a distance of 99.5 feet to the southeast corner of the lot conveyed to Willie K. Flatt and wife, of record in Book 2487, page 575, Register's Office for said County; thence westerly along Flatt's southerly line 200 feet to a point; thence south 13 degrees 30' west 109 feet to an iron pin in the north margin of Burrwood Street (now State Rt. 45); thence with said street, north 82 degrees 08' east 200 feet to the beginning

Being the same property conveyed to Thomas E. Stewart, Trustee with full power to bargain, sell, convey, mortgage, lease or otherwise encumber without the necessity of joinder by any beneficiary, by Warranty Deed from Ann McDonald, unmarried, of record in Instrument No. 20020614-0072360, Register's Office for Davidson County, Tennessee.

This is improved property known as 311 Delaware Avenue, Madison, TN 37115.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on this the 1st day of July, 2003.

Thomas E. Stewart, Trustee

THOMAS E. STEWART, TRUSTEE
WITH FULL POWER TO BARGAIN,
SELL, CONVEY, MORTGAGE, LEASE
OR OTHERWISE ENCUMBER
WITHOUT THE NECESSITY OF
JOINDER BY ANY BENEFICIARY

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. STEWART, TRUSTEE WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 1st day of July, 2003.

Denise C. Allis

notary public

My commission expires: 5/30/2007

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