WARRANTY DEED

SIDWELL & BARRETT, P.L.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Shirley Beesley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: 10-18-04
(AFFIX SEAL)

JACKSON M. WELCH JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0226

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Johnson	New Owner	133-02-0-124.00
(NAME)	(NAME)	
230 Antioch Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Maria C. Schuman Stewart, f/k/a Maria C. Schuman, a married woman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol Johnson
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Maria C. Schuman, unmarried by Warranty Deed from John Enagonio and Glenda Jones-Enagonio, dated December 20, 2000, of record in Instrument Number 20001227-0126442, Register's Office for Davidson County, Tennessee.

The said Maria C. Schuman having since married Jason Stewart is now known as Maria C. Schuman Stewart.

Jason Stewart joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Maria C. Schuman Stewart.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 230 Antioch Pike, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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. Wherever 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 my hand this 24th day of July, 2003.

Maria C. Schuman Stewart
Maria C. Schuman Stewart By Karen Hoff Atty in Fact

Jason Stewart
Jason Stewart By Karen Hoff Atty in Fact

Davidson County DEEDWARR
Recvd: 07/30/03 08:45 2pgs
Fees:13.00 Taxes:464.35

20030730-0107235

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Karen Hoff, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Jason Stewart and Maria C. Schuman Stewart , and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Jason Stewart and Maria C. Schuman Stewart. Witness my hand and Notarial Seal this 24th day of July, 2003.

Notary Public

My Commission Expires: 4/16/06

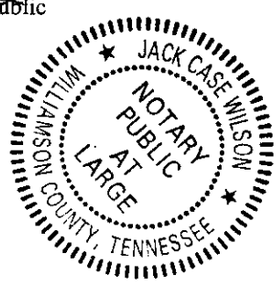


EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being a part of Lot No. 7 on the Plan of Subdivision of the Real Estate of Hinchey Petway, deceased, as of record in Minute Book "I", Page 442, Chancery Court at Nashville, being Lot Nos. 1 and 2 on the unrecorded Map of A. C. Roth's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1940, as follows:

BEGINNING at the northwest corner of the Antioch Pike and Wingate Avenue; thence, with the northerly margin of said pike, westwardly 100 feet to the corner of Lot Nos. 2 and 3; thence, with the line between said two lots northwardly 170.2 feet; thence, eastwardly 100 feet to the westerly margin of Wingate Avenue; thence, with said Avenue, southwardly 172 feet to the BEGINNING.

INCLUDED in the above description but specifically excluded therefrom is a tract of land conveyed to Metropolitan Goverment of Nashville and Davidson County, Tennessee, by deed of record in Book 4388, Page 690, Register's Office for Davidson County, Tennessee, described as follows: A tract or parcel of land in the 30th Councilmanic District of Metropolitan Goverment of Nashville & Davidson County, Tennessee, being part of Lot No. 1 on the unrecorded Map of A. C. Roth's property and described according to a right-of-way plan known as Old Antioch Pike, Project 64-R-2, made by the Public Works Department of said Goverment. Beginning at the present northwest intersection of said Goverment. Beginning at the present northwest intersection of Antioch Pike and Wingate Avenue; thence, with the margin of said Pike Westerly 14.23 feet to a point on a curve that has a 25 foot radius on the new relocated northerly margin of Antioch Pike; thence, northeasterly 22.25 feet along said curve to a point at its terminus; thence, North 89 degrees 10' East 5.0 feet along the new relocated northerly margin of Antioch Pike to a point on the present westerly margin of Wingate Avenue; thence, South 1 degree 43' West 19.83 feet along the present westerly margin of Wingate Avenue to the point of beginning

RETURN TO:

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Nashville, Tennessee 37212