6979 Box 13

WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 85,900.00 .

Kim M. Stewart

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 22nd day of DECEMBER , 2003.

NOTARY PUBLIC

My Commission Expires: 1/28/06

Davidson County DEEDWARR
Recvd: 12/23/03 15:17 2pgs
Fees:13.00 Taxes:317.83

20031223-0182760

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#03110006

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Emily Luccese, 8174 Bonnafair Dr. Hermitage, TN. 37076	New Owner	75-1-41 ~~75-01-0 / 041.00~~

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Emily Luccese, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **Kim M. Stewart** and Spouse, **Christopher Stewart**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

Emily Luccese , unmarried the GRANTEE herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot No. 74 on the Plan of the Re-Subdivision of Lots Nos. 74 & 75, Hermitage Hills, Section 12, of record in (Plat) Book 5190, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kim M. Dement by Quitclaim Deed from Cyrus B. Dement of record as instrument number 200004050034540, Register's Office for Davidson County, Tennessee. Kim M. Dement and Kimberly Marie Dement being one and the same person and now known as Kim M. Stewart. Christopher Stewart executes this instrument to convey any interest he may have, marital or otherwise.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:
2003 Property taxes are to be prorated and assumed by the GRANTEES.
Subject to all matters shown on the Plan of record in Book 5190, page 57, Register's Office for Davidson County, Tennessee.

This is improved property known as: 8174 Bonnafair Drive, Nashville, TN. 37076.

Witness our hands this 22nd day of DECEMBER , 2003.

Christopher Stewart

Christopher Stewart

Kim M. Stewart

Kim M. Stewart

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Margaret R. Means, a Notary Public in and for said County and State, the within named Christopher Stewart and Kim M. Stewartthe 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 my hand and official seal at Nashville, Tennessee this 24th day of DECEMBER, 2003.

NOTARY PUBLIC

My Commission Expires: 1/28/06

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WARRANTY DEED

From: *Christopher Stewart* and wife, *Kim M. Stewart*

To: *Emily Luccese*

Property:

8174 Bonnafair Drive
Nashville, TN. 37076

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
:wp901