WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/03/04 11:13 2pgs
Fees:13.00 Taxes:995.30

20040203-0012942

KIRK C. WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 27, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 269,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 2003

Notary Public

MY COMMISSION EXPIRES: May 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SETH STEWART (NAME)	FIRST HORIZON HOME LOANS (NAME)	130-2-17
106 LASALLE COURT (ADDRESS)	4000 Horizon Way (ADDRESS)	
NASHVILLE, TN 37205 (CITY) (STATE) (ZIP)	Irving TX 75063 (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, JOSHUA E. PERRY, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SETH STEWART AND ELIZABETH STEWART

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:

BEING THE PROPERTY LOCATED IN LOTS NO. 38 & 39, BLOCK 4 ON THE PLAN OF THE COURTS OF BELLEMEADE, AS OF RECORD IN BOOK 547, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA E. PERRY ETUX SARAH B. PERRY, BY WILLIAM H. CRAWFORD, III ETUX TRACY B. CRAWFORD BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20020614-0072592, SAID REGISTER'S OFFICE. SUBSEQUENTLY, PROPERTY WAS CONVEYED TO JOSHUA E. PERRY BY SARAH B. PERRY BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20031125-0121312.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 106 LASALLE COURT, NASHVILLE, TN 37205
(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 19th day of December, 2003

JOSHUA E. PERRY, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSHUA E. PERRY, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 19th day of DECEMBER 2003

Commission expires May 29, 2005

L. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public