PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 05/03/04 10:05 2pgs
Fees:13.00 Taxes:1039.70
20040503-0049869

W & I Ref:(KM) Title No: 45491
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ellen Warshaw Elaine Warshaw 618 Fatherland Street Nashville, Tennessee 37206	Bank of America N.A. 900 West Trade St. Charlotte, North Carolina 28255

TAX MAP-PARCEL NUMBERS: 082-16-232

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$281,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan C. Stewart and spouse, Renee Levay Stewart**, hereinafter called the **Grantors**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ellen Warshaw and Elaine Warshaw** hereinafter called the **Grantese**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Williams Addition of Edgefield, now East Nashville of record in Book 21, page 45, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the southerly margin of Fatherland Street and extends back between parallel lines 210 feet to an alley,

Being the same property conveyed to Jonathan C. Stewart and wife, Renee Leway Stewart by deed from Richard W. Perry and wife, Veronica Perry of record in Doc. No. 20000922-0094286, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; All matters shown on The Plan, with Owner's Certificate, of record in Plat Book 21 Page 45, said Register's Office.

This is improved property, known as: 618 Fatherland Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of April, 2004.

Jonathan C. Stewart

Renee Levay Stewart

State of TENNESSEE
County of DAVIDSON

On this 29th day of April, 2004 , before me the undersigned authority, personally appeared Jonathan C. Stewart Renee Levay Stewart , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 11-13-07

Notary

KATHRYN B. McCLELLAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $281,000.00

Affiant

Sworn and subscribed before me this the 29th day of April, 2004

Notary Public

My Commission Expires: 11-13-07

KATHRYN B. McCLELLAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN