This document was prepared by:
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Davidson County DEEDWARR
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Fees:13.00 Taxes:851.00
20040702-0079101

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
NANCY I. DUNN 521 ARMISTEAD PLACE NASHVILLE, TN 37215	SAME	116-12D 521

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, **ELENITA A. STEWART and husband, MICHAEL D. STEWART**, hereinafter called the Grantors, have this day bargained and sold, and does hereby transfer and convey unto the said **NANCY I. DUNN**, Grantee herein, her heirs, successors and assigns, Grantors' entire interest in certain real estate and improvements in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being UNIT No. 521, on the plan of Burlington on the Plan of Revised Burlington Condominium, Phase II, according to the Master Deed of record in Book 6011, page 653, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6250, page 96, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for particular description.
>
> BEING the same property conveyed to Elenita A. Stewart and Michael D. Stewart, by Deed of Record in Instrument No. 20010416-0036586, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as: 521 Armistead Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns forever. And I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness our hands this 1st day of July, 2004.

ELENITA A. STEWART

MICHAEL D. STEWART

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 230,000.00. Subscribed and sworn to before me, this the 1ST day of July, 2004.

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

AFFIANT

NOTARY PUBLIC

My commission expires: 9-24-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice Jr., a Notary Public in and for said County and State, **ELENITA A. STEWART and husband, MICHAEL D. STEWART**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1ST day of July, 2004.

NOTARY PUBLIC

My commissions expires: 9-24-05

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN