This space for Register's Office:

Davidson County DEEDWARR
Recvd: 07/23/04 15:23 2pgs
Fees:13.00 Taxes:323.38

20040723-0088523

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Andre Stewart
2505 Slaydon Drive
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

Map 71-4-306

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Carol L. Nation hereinafter called the **Grantors**, do hereby convey unto Andre Stewart, married hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 641 on the Final Plat of Shepardwood Subdivision Section Six of record in Plat Book 6900, Page 753, Register's Office for said County.

Being the same property conveyed to Carol L. Nation and husband William M. Nation on September 8, 1998 by Warranty Deed of record in Book 11133, Page 225, ,Register's Office for said County; the said William M. Nation having been divested of his interest in the subject property by Final Decree of Divorce of record in Instrument No. 20040311-0028308, Register's Office for said County

This is improved property known as 2505 Slaydon Drive, Nashville, TN 37207.
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.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized 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 CONVENANTS 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.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this ____ day of July, 2004.

Carol L. Nation
Carol Nation

~~William M. Nation~~

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Carol L. Nation ~~and William M. Nation~~ known to me to be the persons whose names are subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 15 day of July, 2004.

Notary Public in and for the
State of Tennessee

My Commission Expires: 2/20/05

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 $87400.00.

Affiant

Sworn and subscribed before me on 7/16/04.

Notary Public

My Commission Expires: 2/20/05