Space reserved for recording information:

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

Preparer's File #-04G0610

STATE OF TENNESSEE

COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,750.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 16th DAY OF AUGUST, 2004.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(Affix Seal) Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matthew Stewart and Kesiah Stewart	attn:Payment Processing GMAC Mortgage Corporation	83-14-118
1621 Fatherland Street	P.O.Box 780	
Nashville, Tennessee 37206	Waterloo, IA 50702-0780	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, GENE O. WALKER AND WIFE, FAYE CAROL WALKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MATTHEW STEWART AND WIFE, KESIAH STEWART, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 63, on the Plan of A.V.S. Lindsley Subdivision, of record in Plat Book 2, page 24, Chancery Court for Davidson County, Tennessee.

Said Lot No. 63 fronts 50 feet on the northerly side of Fatherland Street and runs back between parallel lines to an alley.

Being the same property conveyed to Gene O. Walker and wife, Faye Carol Walker by Warranty Deed from Terry A. Boughan, Executor of record in Book 9763, page 328, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1621 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **16th** day of **August, 2004**:

Gene O. Walker By Karen Hoff Attorney in Fact
Gene O. Walker

Faye Carol Walker By Karen Hoff Attorney in Fact
Faye Carol Walker

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GENE O. WALKER AND FAYE CAROL WALKER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this 16th day of August, 2004.

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 08/20/04 12:20 2pgs
Fees:13.00 Taxes:494.88

20040820-0100876

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, being authorized so to do, executed 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

STATE OF TENNESSEE
Davidson County

On this 16th day of August 2004, personally appeared before me, KAREN HOFF,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Gene O. WALKER AND FAYE CAROL WALKER

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 16th day of August 2004.

My commission expires: 7/17/06

_____
Notary Public

W. AARON FORTNER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.