Davidson County DEEDWARR
Recvd: 08/31/04 15:11 2pgs
Fees:13.00 Taxes:314.13

20040831-0105429

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $84,900.00

Affiant

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Subscribed and sworn to before me, this 27th day of August, 2004.

Notary Public
My commission expires: 9/25/2004

08-0408-90345

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sebastian Woroniecki 703 Heritage Square Drive Madison TN 37115	SouthTrust Mortgage Corporation 210 Wildwood Parkway Birmingham, AL 35209	042-07-0- A 002.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jerry E. Stewart and wife, Barbara L. Stewart, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sebastian Woroniecki and Angela R. Hale, as joint tenants both with the right of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> LAND in Davidson County, Tennessee, being Lot No. 2 on the Second Revised Plan of Heritage Square, Phase One, as of record in Book 5200, page 282, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jerry E. Stewart and wife, Barbara L. Stewart by deed from Sandra G. Hunter, unmarried dated August 10, 2000, of record in Instrument No. 2000081700-81688, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 703 Heritage Square Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of August, 2004.

Jerry E. Stewart

Barbara L. Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry E. Stewart and Barbara L. Stewart, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 27th day of August, 2004.

Janelle J. McGuire
State of Tennessee at Large

My Commission expires: 11/26/05

JANELLE J. MCGUIRE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN