This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 10/04/04 08:27 2pgs
Fees:13.00 Taxes:299.70
20041004-0118918

Warranty Deed

ADDRESS OF NEW OWNER:
Christopher M. Stewart
219 Townes Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO:
162-6-162

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Jo Ann Layne** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 04P-878** unto the Grantee, **Christopher M. Stewart and Ann L. Bohannon-Stewart, husband and wife,** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to Jo Ann Layne, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 133 ON THE PLAN OF SECTION TWO, FAIR OAKS, OF RECORD IN PLAT BOOK 4460, PAGE 52 AND 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JO ANN LAYNE, UNMARRIED, BY WARRANTY DEED FROM WILLIAM G. VOGELE, TRUSTEE OF THE WILLIAM G. VOGELE REVOCABLE LIVING TRUST AGREEMENT DATED January 14, 1994, RECORDED THE 30TH DAY OF September, 2003, IN INSTRUMENT NO. 20030930-0143819, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 219 Townes Drive, Nashville, Tennessee 37211.

Said Property is conveyed subject to any and all restrictions and easements of record including those listed in Plat Book 4460, pages 52-53 and Book 4556, page 718, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the **Estate of Jo Ann Layne** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 24th day of September, 2004.

Peggy D. Mathes

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of September 2004, before me personally appeared, Peggy D. Mathes, Administrator of the Estate of Jo Ann Layne, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Jo Ann Layne, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 24 day of September, 2004.

My commission expires: 7/29/06

Notary Public

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $81,000.00.

Peggy D. Mathes
Affiant

Subscribed and sworn to before me this 24 day of September, 2004.

Notary Public

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.