This instrument prepared by:
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Davidson County DEEDWARR
Recvd: 10/21/04 12:35 3pgs
Fees:18.00 Taxes:999.00
20041021-0126793

File No.: **2120-636492**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Nineteenth day of October, 2004**, by and between **Alejandro Amezcus and Sheila D. Downs**, parties of the first part, and **Ian Stewart**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Building Site No. 115, ARDEN PLACE SECTION ONE Planned Unit Development, as shown on plat of record in Plat Book 4675, Page 29, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Shelia D. Timmons and Alejandro Amezcua, as joint tenants with rights of survivorship to Shelia D. Downs and Alejandro Amezcus, as joint tenants with rights of survivorship, as recorded on the 29th day of October, 2003, in Instrument No. 20031029-0159229 and Warranty Deed from Mary L. Thompson, unmarried, by Gregg Thompson, conservator to Sheila D. Timmons and Alejandro Amezcua, as joint tenants with right of survivorship as recorded on the 20th day of March, 2002 in Instrument No. 20020320-0034310, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **131-3A-115.00 CO**

x Improved OR

Unimproved property located at: **4400 Belmont Park Terrace, #115, Nashville, Tennessee 37215**

636492

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Alejandro Amezcua

Sheila D. Downs

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Alejandro Amezcua and Sheila D. Downs** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this **Nineteenth day of October, 2004.**

Notary Public

My Commission Expires: 5-27-07

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Owner's Name: **Ian Stewart**

and Address: **4400 Belmont Park Terrace, #115**
Nashville, TN 37215

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Franklin American Mortgage Company
501 Corporate Center Drive
Suite 400
Franklin, TN 37067

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**270,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Nineteenth day of October, 2004.**

Notary Public

My Commission Expires: 5-27-07