Davidson County DEEDWARR
Recvd: 01/07/05 16:23 2 pgs
Fees:13.00 Taxes:284.90

20050107-0003143

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43545

WARRANTY DEED

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2004

Janel L. McAlister
Notary Public

MY COMMISSION EXPIRES: 3-27-07

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Stewart	Mortgage Select	72-16-227
1522 Corder Drive	889 Grant Avenue	
Nashville, TN, 37206	Kingston, NY 11747	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Mary Ann Hare Lashlee and husband, Owen S. Lashlee, Jr. and James M. Hare and wife, Betty Lynn Hare

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Stewart and Ruth Stewart, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 3 on the Map of Dugger Heights as of record in Book 1424, Page 102, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mary Ann Hare Lashlee and James M. Hare by Will of Thelma S. Hare of record in Instrument No.: 20040112-0004564 and by deed from James Milton Hare and wife, Betty Lynn Hare, to James Orville Hare and wife, Thelma S. Hare, of record in Book 4563, Page 798, Register's Office for Davidson County, Tennessee. The said James Orville Hare and wife, Thelma S. Hare, having since died.

Unimproved ( )
This is improved (X) property known as 1522 Corder Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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/our hand(s) this 28th day of December, 2004

Mary Ann Hare Lashlee
Mary Ann Hare Lashlee

Owen S. Lashlee, Jr. by Mary Ann Hare Attorney in Fact
Owen S. Lashlee, Jr. by Mary Ann Hare Lashlee Attorney In Fact

James M. Hare
James M. Hare

Betty Lynn Hare by James M. Hare Attorney in Fact
Betty Lynn Hare by James M. Hare Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Mary Ann Hare Lashlee and James M. Hare, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 2004

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of December, 2004, personally appeared Mary Ann Hare Lashlee to me known to be the person who executed the foregoing instrument on behalf of Owen S. Lashlee, Jr. as Attorney in Fact, and acknowledged that Mary Ann Hare Lashlee executed the same as the free act and deed of the said Owen S. Lashlee, Jr.

Witness my hand and official seal this 28th day of December, 2004.

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of December, 2004, personally appeared James M. Hare to me known to be the person who executed the foregoing instrument on behalf of Betty Lynn Hare as Attorney in Fact, and acknowledged that James M. Hare executed the same as the free act and deed of the said Betty Lynn Hare.

Witness my hand and official seal this 28th day of December, 2004.

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.