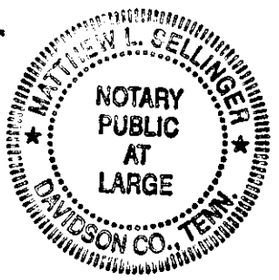
After Recording Return To:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, Tennessee 37214



STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$115,000.00~~ $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF **DECEMBER, 2004**

Notary Public

MY COMMISSION EXPIRES: 1/28/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JULIE SCHWAB, ET AL	Same as new owner	**84-11-224**
(NAME) **2416 MAPLECREST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/18/05 14:39 2 pgs
Fees:13.00 Taxes:425.50

20050118-0006180

WARRANTY DEED

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, **WE, R. BRUCE STEWART AND SANDEE D. STEWART, TRUSTEES OF THE R. BRUCE STEWART AND SANDEE D. STEWART 2000 REVOCABLE TRUST** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIE SCHWAB AND MIKE GRINE, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 151 on the Plan of Maplecrest Subdivision, of record in Plat Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to R. Bruce Stewart and Sandee D. Stewart Trustees of the R. Bruce Stewart and Sandee D. Stewart 2000 Revocable Trust by deed from R. Bruce Stewart and Sandee Scharr Stewart of record in Instrument Number 200003300031814, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 1835, pages 27 and 28, restrictions of record in Book 1874, page 452, said Register's Office, and any and all other easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2416 MAPLECREST DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we 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 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 our hands this 10 day of December, 2004.

R. BRUCE STEWART, TRUSTEE OF THE R. BRUCE STEWART AND SANDEE D. STEWART 2000 REVOCABLE TRUST

SANDEE D. STEWART, TRUSTEE OF THE R. BRUCE STEWART AND SANDEE D. STEWART 2000 REVOCABLE TRUST

STATE OF CALIFORNIA

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **R. BRUCE STEWART AND SANDEE D. STEWART, TRUSTEES OF THE R. BRUCE STEWART AND SANDEE D. STEWART 2000 REVOCABLE TRUST**, the bargainor(s), ~~with whom I am personally acquainted or~~ (proved to me) on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at San Diego, California this 10TH day of December, 2004.

My Commission expires: Oct 21, 2008

Notary Public

JENNIFER DICE
Commission # 1520831
Notary Public - California
San Diego County
My Comm. Expires Oct 21, 2008