This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050108

Davidson County DEEDWARR
Recvd: 03/29/05 10:34 2 pgs
Fees:13.00 Taxes:447.70
20050329-0033527

Send Tax Bills To:
USAA Federal Savings Bank
10750 Mc Dermott Freeway
San Antonio TX 37013

New Owner is:
Johnny Joe Stewart, Sr.
262 Delvin Drive
Antioch, TN 37013

MAP: 162-06
PARCEL: 75.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Donald W. Noes, II a single man** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Johnny Joe Stewart, Sr. an unmarried man** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

A CERTAIN TRACT or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 10 FAIR OAKS SUBDIVISION, Section One, according to plat appearing of record in Book 4175, page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Donald W. Noes, II by Warranty Deed from John C. Hinkle, II, a single man, and Robert T. Bruce, a single man, Sally Hines Hinkle, a single woman dated April 27, 2001, recorded May 8, 2001, in Instrument No. 200105080047339, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBECT TO all matters appearing of record in Book 4175, page 48; Restrictive Covenants of record in Book 4289, page 198, amended in Book 4475, page 864; any and all easements, right of ways, setback lines, etc. appearing of record in the Register's Office, Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

DJ Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18 day of March, 2005.

GRANTOR:

Donald W. Noes, II

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Donald W. Noes, II a single man** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18 day of March, 2005.

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $121,000.00.

Affiant

SWORN TO and subscribed before me this 18th day of March, 2005

NOTARY PUBLIC

My commission expires:

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

MY COMMISSION EXPIRES 5/23/2006