Davidson County DEEDWARR
Recvd: 03/29/05 14:22 3 pgs
Fees:18.00 Taxes:261.78

20050329-0033886

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Michael G. Stewart**
Address **1500 Corder Drive**
City/State/Zip **Nashville, TN 37206**

SEND TAX BILLS TO:
Name ABN AMRO Mortgage Group Inc.
Address Dept. 8230/135 S. La Salle Street
City/State/Zip Chicago, IL 60674-8230

FOR AND IN CONSIDERATION of the sum of **$10.00**. Loyd Thomas Nokes in his capacity as Personal Representative of **The Estate of Ella Louise H. Thoman** has this day bargained and sold, and does hereby transfer and convey unto **Michael G. Stewart and Ruth Carr Stewart, Husband and WIfe, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

See Exhibit A attached hereto and made a part hereof.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 72 Group 16 Parcel 237

This is improved property known as: 1500 Corder Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **18th** day of **March, 2005**.

The Estate of Ella Louise H. Thoman

Loyd Thomas Nokes

By: Loyd Thomas Nokes in his capacity as Personal Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Loyd Thomas Nokes in his capacity as Personal Representative of the Estate of Ella Louise H. Thoman** with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **18th** day of **March, 2005**.

C.M. Corriveau

Commission expires **06/18/05**

Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$70,750.00**

Affiant

Subscribed and sworn to before me, this the 18th day of March,2005.

My commission expires: 06/18/05

Notary Public - Register

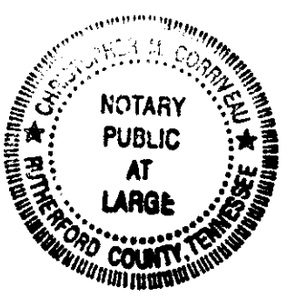


Exhibit A

Land near Nashville, Davidson County, Tennessee, being Lot No. 10 on the Map of Dugger Heights, as of record in Plat Book 1424, page 102, Register's Office for Davidson County, Tennessee.

Beginning at a point in the west margin of Corder Drive at the corner of Lots No. 12 and 13; thence with the line between said lots westerly 183.63 feet to a point; thence southerly 87 feet to the north margin of Sheridan Drive; thence with the margin of same around a slight curve, easterly 152.66 feet to the beginning of a curve; Thence around said curve, northeasterly 28.96 feet to the west margin of Corder Drive; Thence with the margin of the same, northerly 56.36 feet to the beginning.

Being all of the same property conveyed to G.F. Thoman, Jr. and wife, Ella Louise H. Thoman, by Warranty Deed from Bedford Shoulders, Jr. and wife, Willene Shoulders, dated June 28, 1960,of record in Book 3098, page 166, Register's Office for Davidson County, Tennessee. The said G.F. Thoman, Jr. having since died on or about January 17, 1969 leaving Ella Louise H. Thoman as surviving tenant by the entirety. The said Ella Louise H. Thoman having since died on or about October 23, 2004 leaving Loyd Thomas Nokes as Personal Representative under the last Will and Testament of Ella Louise H. Thoman in Will Book 40, page 227, Register's Office for Rutherford County, Tennessee.