Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA M. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

05-0504-62143

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $116,000.00

Affiant

Subscribed and sworn to before me, this 27TH day of April, 2005.

Notary Public
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy N. Stewart	Wells Fargo Bank, N.A.	061-08-0 068.00
1122 Richmond Drive	11301 Carmel Commons Blvd. Suite 309	
Nashville TN 37216	Charlotte, NC 28226	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Elsie H. Brandon, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Timothy N. Stewart, hereinafter called the Grantees, their successors 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. 20 on the plan of Section One, King (erroneously referred to King's in prior deed of record) Subdivision, of record in Plat Book 1130, Page 94, said Register's Office to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to George H. Brandon and wife, Elsie H. Brandon by deed from Lennart A. Larson etux, Helen Cobb Larson, dated 4/14/51, recorded 4/14/51, of record in Book 1970, Page 389, Register's Office for Davidson County, Tennessee. George H. Brandon having since died 10/13/88.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1122 Richmond Drive, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 05/02/05 10:59 2 pgs
Fees:13.00 Taxes:429.20

20050502-0048392

WITNESS my hand this 27th day of April, 2005.

Elsie H. Brandon
Elsie H. Brandon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elsie H. Brandon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~they~~ she executed the within instrument for the purposes therein contained. dar Notary

Witness my hand in HERMITAGE, TN, this 27th day of April, 2005.

Angela A. Ramsey
State of Tennessee at Large

My Commission expires 05/28/06

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006