Scruggs Title Record in Correct County Taxes paid

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24389-06-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $.365,000.00 Affiant Subscribed and sworn to before me this 22nd day of June, 2005. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. July 30, 2005

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Margaret Gilchrist, Larry Wozencraft 1302 Tyne Boulevard Nashville, TN 37215	Countrywide Home Loans, Inc. 3011 AMory Drive, Suite 120 Nashville, TN 37204	Map No.145-03-0 Parcel No. 003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Floyd Stewart, Jr., as sole heir at law of Kathryn S. Gregory, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret Gilchrist, unmarried and Larry Wozencraft, unmarried, as joint tenants in common with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1302 Tyne Boulevard, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd dav of June, 2005.

James Floyd Stewart, Jr.

RE-RECORD

Davidson County DEEDWARR
Recvd: 07/07/05 16:14 2 pgs
Fees:12.00 Taxes:0.00
20050707-0078768

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James Floyd Stewart, Jr.**, 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, at office, this 22nd day of June, 2005.

Notary Public

My Commission Expires: _____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

BK/PG:3599/89-90

05028971

DEED	
06/29/2005	09:55 AM
BATCH	49378
MTG TAX	0.00
TRN TAX	1350.50
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	1363.50

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS

EXHIBIT "A"

Being Lot No. 2 on the plan of Harpeth Acres, Section III, as of record in Book 2083, page 15, for said county, being a revision of Lot No. 1, as shown on the plan of Harpeth Acres, Sec. II, as of record in Book 1835, page 57, a part of the W.S. Walker Property, described as follows:

Beginning at a point in the northerly margin of Tyne Boulevard being the common corner of Lots Nos. 1 and 2; thence in a northerly direction along the line between said Lot Nos. 1 and 2, 247 feet to a point in the rear line of said lots; thence south 88 deg. 02' east 182 feet to a monument in the westerly margin of an unnamed street; thence along the westerly margin of said unnamed street, southerly 222 feet to a monument, the beginning of a curve; thence southwesterly around said curve 39.1 feet to a monument in the northerly margin of Tyne Boulevard; thence westerly with the northerly margin of Tyne Boulevard 155.1 feet to the point of beginning.

Being the same property conveyed to Kathryn S. Gregory, a single individual by Quitclaim Deed dated March 15, 1995 from Kathryn S. Gregory, Executrix of the Estate of William F. Stewart of record in Book 9619, page 208, Register's Office for Davidson County, Tennessee. Kathryn S. Gregory died intestate on March 25, 2005, leaving her nephew, James Floyd Stewart, Jr. as her sole heir at law.

This conveyance is made subject to:

1. 2005 County Taxes which have been prorated and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Book 1972, page 259, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 1835, page 57 and Book 2083, page 15, Register's Office for Davidson County, Tennessee.