THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 07/19/05 08:21 2 pgs
Fees:13.00 Taxes:203.50

20050719-0083437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Bennie Steward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF July 2005

Notary Public

MY COMMISSION EXPIRES: 1-26-07

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark O'Neal Steward	Owner	MAP 51-15A
420 Walton Lane K-57		PARCEL 57.00CO
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Judy Woodard Swor and Adam Michael Swor and Phyllis McElroy Woodard and David Thomas Woodard and Jeffrey Thomas Woodard**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark O'Neal Steward, unmarried and Bennie Steward, a married man**

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:

A certain condominium Unit in Davidson County, Tennessee, being Unit No. K-57 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, pages 89-90, Register's Office for Davidson County, Tennessee, together with an individed interest in the common elements of Quail Creek Homeowners **Association, all as described in Book 6328, page 44, et seq.**

BEING the same property conveyed to Mary F. Woodard by warranty deed from Kenneth M. Brewer and wife, Jean M. Brewer of record in Book 9362, page 945, said Register's Office. The said Mary F. Woodard having since died testate and her holographic Last Will and Testament being filed in Probate in the Seventh Civil Circuit Court for Davidson County, Tennessee, Probate Division as File No. 04P-1887. The property was devised to Judy Woodard Swor and Adam Michael Swor as to a one-half undivided interest and to Phyllis McElroy Woodard and David Thomas Woodard and Jeffrey Thomas Woodard as to a one-half undivided interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **420 Walton Lane K-57, Madison, TN 37115.**

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 and assigns forever; and we do covenant with the said GRANTEES 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 the 8th day of July, 2005.

Judy Woodard Swor

Adam Michael Swor

Phyllis McElroy Woodard

David Thomas Woodard

Jeffrey Thomas Woodard

STATE OF TENNESSEE
COUNTY OF PAUIVSW

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Judy Woodard Swor** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of July, 2005.

My Commission expires 1-26-08

Notary Public

STATE OF TENNESSEE
COUNTY OF PAUIVSW

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phyllis McElroy Woodard** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of July, 2005.

My Commission expires 1-26-08

Notary Public

STATE OF TENNESSEE
COUNTY OF PAUIVSW

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adam Michael Swor** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of July, 2005.

My Commission expires 1-26-08

Notary Public

STATE OF TENNESSEE
COUNTY OF PAUIVSW

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Thomas Woodard** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of July, 2005.

My Commission expires 1-26-08

Notary Public

STATE OF TENNESSEE
COUNTY OF PAUIVSW

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Thomas Woodard** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of July, 2005.

My Commission expires 1-26-08

Notary Public