WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **July 20, 2005**

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/27/05 09:55 3 pgs
Fees:18.00 Taxes:385.30

20050727-0087358

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Stewart	New Owner	MAP-PAR 83-7-245
(NAME)	(NAME)	
926 Crescent Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Andrea Perkins,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Stewart, ~~and wife Ruth C. Stewart~~** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See attached Exhibit "A"

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 my/our hand(s) this day 07/20/05.

Andrea Perkins

Andrea Perkins, Seller

STATE of Tennessee
COUNTY of Davidson

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

Witness my hand and Official Seal this **day 07/20/05.**

My Commission Expires: My Commission ~~Expires March~~ 22, 2008

Notary Public

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Exhibit "A"

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 48 ON THE MAP OF ROSELAWN SUBDIVISION, AS OF RECORD IN BOOK 2133, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 48 FRONTS 70 FEET ON THE WESTERLY SIDE OF CRESCENT HILL ROAD AND RUNS BACK BETWEEN LINES 167.1 FEET ON THE NORTHERLY LINE AND 179.6 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 118.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO ANDREA P. PERKINS, UNMARRIED BY WARRANTY DEED FROM JERRY THOMAS WAKEFIELD AND WIFE, DIANE E. WAKEFIELD, RECORDED ON THE 2ND DAY OF JULY, 1996 IN DEED BOOK 10106, PAGE 477, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.