Davidson County DEEDWARR
Recvd: 08/04/05 15:27 2 pgs
Fees:13.00 Taxes:708.55

20050804-0092052

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

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $191,500.00

Affiant

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 29th day of July, 2005.

Notary Public
My commission expires: 2-1-09

05-0507-62347

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen Howard 1100 Lili Lane Hermitage TN 37076	New Owner	086-04-0-C-001.00

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, Kurt L. Stewart, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen Howard and wife, Jewell Howard, 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. 1, on the Plan of Jacksons Grove, Phase 1, of record in Plat Book 8250, Page 895, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Landmark Homes of Tennessee, Inc.by deed from Weekley Homes, L.P., a Delaware Limited Partnership, dated April 8, 2002, of record as Instrument No. 20020412-0045471, said Register's Office, of Davidson County, Tennessee; and further being the same property conveyed to Kurt L. Stewart by deed from Landmark Homes of Tennessee, Inc. dated May 28, 2004, of record as Instrument No. 20040604-0066072, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Lea Ann Stewart dated May 28, 2004, of record as Instrument No. 20040604-0066074, said Register's Office.

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 1100 Lili Lane, Hermitage, TN

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.

WITNESS my hand this 29th day of July, 2005.

Kurt L. Stewart

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kurt L. Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 29th day of July, 2005.

State of Tennessee at Large

My Commission expires 2-1-09

