Davidson County DEEDWARR
Recvd: 08/25/05 14:36 2 pgs
Fees:13.00 Taxes:86.95

20050825-0101858

WARRANTY DEED

B-BLA-05-4006

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,500.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-07

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Seth A. Stewart	Seth A. Stewart (NAME)	
4006 Nevada Avenue	106 LaSalle Ct	91-16-336
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DENNIS R. BADWELL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SETH A. STEWART AND WIFE, ELIZABETH STEWART, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 31 IN THE SUBDIVISION OF P.S. STUMP OF RECORD IN PLAT BOOK 2, PAGE 74, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 31 FRONTS 50 FEET ON THE NORTH SIDE OF NEVADA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DENNIS R. BADWELL BY QUITCLAIM DEED FROM JERRY VINETT, JR. CORPORATION RECORDED AUGUST 2, 2001 IN INSTRUMENT NO. 20010802-0082543, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 4006 Nevada Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of August, 2005.

Dennis R. Badwell

Juanita R Bedwell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis R. Bedwell and Juanita R. Bedwell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of August, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903