WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/25/05 14:46 2 pgs
Fees:13.00 Taxes:425.50

20050825-0101869

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY
My Commission Expires FEB 10, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher W. Steward	SAME	MAP 113 PARCELS 35 & 37
(NAME)	(NAME)	
295 Woodlands Dr.		
(ADDRESS)	(ADDRESS)	
Kingston Springs TN 37082		
(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, I, **FAITHE O. DODSON, sole beneficiary under the terms of the Last Will and Testament of CORRINE C. OVERTON, DECEASED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER W. STEWARD AND WIFE, SHERRY O. STEWARD,** 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:

TRACT ONE:
Land in Davidson County, Tennessee, described according to a survey made by S. H. Hutchison, Surveyor, February 7, 1953, as follows: Beginning at a point in the center of Old Charlotte Pike at the intersection of the center line of said pike and the eastern boundary line of the property conveyed to James W. Ferriss by deed from O. D. Crouch of record in Book 1531, page 257, Register's Office for said County; thence with the center of said Pike North 70 deg. East 150 feet to the northwest corner of the property conveyed to Knowlton H. Crowell and wife, by deed from Sam L. Lewis, etux,; thence with the western boundary line of said Crowell property south 5 deg. East 403 feet to an iron stake in the northern boundary line of the property conveyed to Olin d. Crouch and wife, by deed from Mrs. K. a. Wilsdorf, of record in Book 1390, page 70, said Register's Office; thence with the northern boundary line of said Olin D. Crouch and James W. Ferriss property, North 88 deg. West 195 feet; thence with the eastern boundary line of said James W. Ferriss property, North 2 deg. East 346.5 feet to the beginning, containing 1.48 acres, more or less.

Being the same property conveyed to Jack T. Overton and wife, Corrine Crouch Overton by deed of record in Book 2140, page 9, Register's Office for Davidson County, Tennessee. The said Jack T. Overton aka Jack Timothy Overton having since died on July 10, 1970, survived by his wife, Corrine Crouch Overton aka Corrine C. Overton. Corrine C. Overton having died,*unmarried, testate, leaving a Last Will and Testament dated December 14, 2002, wherein the sole beneficiary was the grantor above, Faithe O. Dodson, her daughter. Said will having since being probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket NO. 04p754, Will Image Instrument No. 5616/1484613.

TRACT TWO:
A tract of land in the 9th Civil District of Davidson County, Tennessee, on the southerly side of Old Charlotte Road, same being a portion of a 60 acre tract conveyed to O. D. Crouch and wife, Lorena Crouch by deed in 1946 from John A. Wilsdorf and wife, K. A. Wilsdorf.
Beginning at an iron pin on the north east corner of Walter Crouch's place 60 feet east of Lewis's west corner; thence with Lewis's South 88 deg. East 573 feet, more or less, to a stake and the north west corner of Duffield's line, thence with Duffield's line South 2 deg. West 775 feet, more or less, to the east corner of Walter Crouch's place; thence with Walter Crouch's, North 88 deg. West 210 feet, more or less, to an iron pin; thence North 23 deg. 30 west 855 feet, more or less, to the beginning, containing 7 acres, more or less.

TRACT TWO has no access or road frontage and cannot be subsequently conveyed as described herein, however, the Grantees by acceptance hereof, acknowledge that they are being conveyed Tract One which is property adjacent to Tract Two and will provide access to Tract Two.

Being the same property conveyed to Jack T. Overton and wife, Corrine Crouch Overton by deed of record in Book 3939, page 512, and 2139, page 525, Register's Office for Davidson County, Tennessee. The said Jack T. Overton aka Jack Timothy Overton having since died on July 10, 1970, survived by his wife, Corrine Crouch Overton aka Corrine C. Overton. Corrine C. Overton having died,*unmarried, testate, leaving a Last Will and Testament dated December 14, 2002, wherein the sole beneficiary was the grantor above, Faithe O. Dodson, her daughter. Said will having since being probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket NO. 04p754, Will Image Instrument No. 5616/1484613.

This is not the principal residence of the Grantor.
*date of death: 11/11/03

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is unimproved property, known as 8339 Old Charlotte Pike, Pegram, TN 37143

(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 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 23rd day of August, 2005.

Christopher W. Steward

Faithe O. Dodson

Sherry O. Steward

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Faithe O. Dodson and Christopher W. Steward and wife, Sherry O. Steward, the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August, 2005

Commission expires: 2-10-08

Notary Public

LARRY D. C...
NOTARY PUBLIC
...COUNTY, TENN.
...y Commission Expires FEB. 10, 2008