Please Record and Return To:
SOuthern Title Services
1517 Hunt Club Blvd., Ste. 100
Gallatin, TN 37066

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue
Suite 350
Nashville, TN 37203

Our File Number: 22148S

Davidson County DEEDWARR
Recvd: 10/05/05 13:48 2 pgs
Fees:13.00 Taxes:416.25
20051005-0120124

MAP/GROUP/PARCEL:
52-3/15

NEW OWNER'S NAME AND ADDRESS:
Jamie Tuders
500 Kinsey Blvd
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **Kevin Steele, a married man**, hereinafter called Grantor, do hereby transfer and convey unto **Jamie N. Tuders**, unmarried, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot Number 30 on the unrecorded Plan of East Madison Addition, being all property described in Book 8398, Page 912, said Register's Office, and further described according to a Mortgage Loan Inspection made by Campbell Surveying Co., Inc., 2424 21st Avenue South, Suite 201, Nashville, Tennessee 37212, License Number 665, dated July 10, 1992, as follows: Said Lot Number 30 fronts 50 feet of the Westerly margin of Kinsey Boulevard and runs back between parallel lines, 150 feet to a line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Kevin Steele in Instrument No. 20030730-0107424, recorded July 30, 2003, Register's Office for Davidson County, Tennessee. Grantor owns property as investment property, and Grantor nor any member of his immediate family occupy property as homestead.

The subject property is improved property commonly known as 500 Kinsey Boulevard, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Kevin Steele

Kevin Steele

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned authority, Kevin Steele, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 30th day of September, 2005.

NOTARY PUBLIC
Exp: 9-27-08



STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater for this transfer is $112,500.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of September, 2005.

NOTARY PUBLIC
Exp: 9-27-08

