JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED LARGE

G-USB-05-2208

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

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 NUMBERS
Brent F. Stewart	American Home Mortgage	
2208 Belmont Avenue (ADDRESS)	538 Broadhollow Road (ADDRESS)	104-16-356
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Melville, NY 11747 (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 KATHI K. LANDON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRENT F. STEWART AND WIFE, DIANA L. 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 125 ON THE BELMONT LAND COMPANY'S PLAN OF LOTS CALLED BELMONT HEIGHTS, AS OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO A SURVEY MADE BY MR. COLLIER PARRISH, ASSOCIATES, DATED DECEMBER 19, 1961, AS FOLLOWS:

BEGINNING IN THE EASTERLY MARGIN OF BELMONT BOULEVARD, 200 FEET NORTHERLY FROM THE NORTHEAST CORNER OF SAID BOULEVARD, AND LINDEN AVENUE, THENCE IN AN EASTERLY DIRECTION 186 FEET TO A POINT IN THE WESTERLY MARGIN OF A 12-FOOT ALLEY; SAID POINT BEING IN A FENCE CORNER; SAID POINT ALSO BEING 200 FEET NORTHWARDLY FROM THE NORTHERLY MARGIN OF LINDEN AVENUE, THENCE WITH SAID ALLEY, IN A NORTHERLY DIRECTION 34 FEET TO THE SOUTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO ERNEST T. HUDSON AND WIFE, BY DEED FROM MARY KATE DAVIS, AS OF RECORD IN BOOK 1942, PAGE 39; THENCE WITH SAID HUDSON'S SOUTHERLY LINE IN A WESTERLY DIRECTION 186 FEET TO THE EASTERLY MARGIN OF BELMONT BOULEVARD; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 44 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KATHI K. LANDON BY WARRANTY DEED FROM ELLYN R. EASTERLING AND HUSBAND, WILLIAM E. EASTERLING, JR., RECORDED ON THE 3RD DAY OF JUNE, 1993 IN DEED BOOK 8969, PAGE 95, 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 including those of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 2208 Belmont Avenue, Nashville, Tennessee 37212
(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.

Davidson County DEEDWARR
Recvd: 12/09/05 11:06 2 pgs
Fees:13.00 Taxes:1376.03

20051209-0148147

Kathi K. Landon

Kathi K. Landon

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathi K. Landon, 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 30th day of November, 2005.

Notary Public

My Commission Expires: My Commission Expires September 23, 2008.

(SEAL)

FRANCES C. GRIMSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MADISON

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903