WARRANTY DEED

RE-RECORD

Davidson County DEEDWARR
Recvd: 12/20/05 10:33 3 pgs
Fees:17.00 Taxes:0.00

20051220-0152427

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF January

Notary Public

MY COMMISSION EXPIRES: 11-30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 3706

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie R. Harrington (NAME)	Connie Harrington (NAME)	MAP 118-5
1020 Battlefield Drive (ADDRESS)	1020 Battlefield Drive (ADDRESS)	PARCEL 89
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37204 (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, WE, Estate of Selene Baldwin Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connie R. Harrington

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Lying in the 7th Civil District of said County, and being a part of Lot No. 7 on the unrecorded subdivision of Noelton, and lying immediately North of Lots Nos. 5 and 6 on the map of J. Leroy Davis' unrecorded subdivision of Lots Nos. 7 and 8 said Noelton subdivision, described as follows:

Beginning at a point 175 feet North of Battlefield Drive, at the corner of Lots Nos. 4 and 5, being the common northerly corner of the Marcus L. Green and Selene Baldwin Stewart Lots; thence westerly parallel to the north margin of Battlefield Drive, 135 feet to a point at the northern corner of Lots Nos. 6 and 7, being the common northerly corner of the A.R. Greene and Ruth Nocton Lots; thence along the line between Lots Nos. 6 and 7, if extended, northerly 85.1 feet to the south margin of the right of way of the Tennessee Central Railroad; thence with the margin of said right of way, easterly 136.9 feet to a point; thence southerly 103.4 feet to the point of beginning.

There is included in the above description but expressly excluded from this conveyance the following described property:

CONTINUED

unimproved ( )
This is improved (X) property, known as 1020 Battlefield Drive, Nashville, TN 37204
(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 my hand this 17th day of January, 19 97

Estate of Selene Baldwin Stewart
By: Roy B. Stewart, Jr., Executor

Roy B. Stewart, Jr., Individually
as Sole Heir

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF ~~WILLIAMSON~~ Gibson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Estate of Selene Baldwin Stewart, By Roy B. Stewart, Jr., Executor and Roy B. Stewart, Jr., Individually as sole heir

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Franklin~~ Princeton INDIANA, Tennessee, this 17th day of January 19 97

Commission expires 2-18-99

Callie M. Zak
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

97 JAN 24 AM 10:40
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

02666672
IDENTIF. ➔ REFERENCE

LEGAL DESCRIPTION CONTINUATION

Beginning at the point of intersection of the south right-of-way of the Tennessee Central Railroad and the east boundary of this property, said point being 634 feet westwardly along the said right-of-way from the west margin of Lealand Lane, thence south 7 degrees 40 minutes west 161.4 feet to a point, thence south 84 degrees 19 minutes west 72.2 feet to a point, thence north 07 degrees 32 minutes east 75.0 feet to a point, thence north 82 degrees 45 minutes west 65.0 feet to a point, thence north 7 degrees 32 minutes east 84.7 feet to a point in the said right-of-way north 89 degrees 46 minutes east 136.9 feet to the point of beginning and containing 17,360 square feet, more or less.

Being the same property conveyed to Selene Baldwin Stewart by deed from C. H. Briley, Jr., Trustee record in Book 1383, page 54, Register's Office for Davidson County, Tennessee. The said Selene Baldwin Stewart having since deceased leaving a will vesting property in Roy B. Stewart, Jr., Executor and Roy B. Stewart, Jr., individually as sole heir.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

Permanent easement for electric power transmission line and sanitary sewers as set out in Book 4847, page 346, Register's Office for Davidson County, Tennessee.

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