20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/06 14:42 3 pgs
Fees:18.00 Taxes:55.50
20060117-0006356

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

x Curtis Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January 2006

DANIELLE WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stewart Building Group, LLC (NAME)	Same As New Owner (NAME)	MAP 073-12-0
118 West Twelve Stones Crossing (ADDRESS)	(ADDRESS)	PARCEL 047.00
Goodlettsville, TN 37072 (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, WE, James A. Hale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stewart Building Group, LLC

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:

LAND in Davidson County, Tennessee, being Lot No. 24 of Block "A", in an unrecorded portion of the Revised Plan of Myatt-Eagan Subdivision of Lots 8 and West part of Lot No. 9 of Anderson Estates, said revised plan being of record in Book 1424, Page 107 and the Plan of Anderson Estates being of record in Book 1130, Page 37, described as follows:

Beginning at the Northeast corner of Lot 18, Block A, revised plan of Myatt-Eagan Subdivision of Lots 8 and W. part of Lot No. 9 of Anderson Estates, as of record in Book 1424, Page 107, Register's Office for Davidson County, Tennessee, running eastwardly with the dividing line between lots 23 and 24, which lots are not shown on the recorded plan but appear on the original survey made by Harvey Gee, Surveyor, August 22, 1947, 100.9 feet to the westerly margin of Vandiver Drive; thence southerly along the westerly margin of Vandiver Drive 60 feet to the corner of lot 25 of said survey; thence westerly with the dividing line between lots 24 and 25, 115.2 feet to a point in the rear lot line of lot 17, block "A" of the recorded part of said plan; thence northerly along a part of the rear lot line of lot 17 and the rear lot line of lot 18, Block "A" of said recorded plan 61.7 feet to the point of beginning.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 121 Vandiver Drive, Madison, TN 37115
(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 13th day of January, 2006

James A Hale
James A. Hale

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to James A. Hale by Warranty Deed dated August 28, 1973, from Mildred Stewart, of record in Book 4742, Page 170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Hale

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 Goodlettsville, Tennessee, this 19th day of January 2006.

Commission expires 9/22/07

DANIEL J. SCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 _____ .

My commission expires _____

_____
Notary Public