PREPARED BY (AND RETURN TO):

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W & I Ref: gj Title No: 46903

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/27/06 10:07 2 pgs
Fees:13.00 Taxes:429.20
20060127-0010503

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Steven A. Fant 321 Verbena Drive Nashville, Tennessee 37211	SAME

TAX MAP-PARCEL NUMBERS: 13315000400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$116,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Martha M. Stewart, as surviving tenant by the entirety, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven A. Fant** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of Highview Acres Subdivision, as of record in Book 2331, page 52, Register's Office for Davidson County, Tennessee, and as modified by a relocation of the lot line in an instrument of record in Book 2541, page 363, said Register's Office.

Said Lot No. 51 fronts 87.7 feet on the southwesterly side of Verbena Drive and extends back 368.0 feet on the northwesterly line and 327.2 feet on the southeasterly line, to a broken line in the rear, measuring 167.0 feet thereon.

Being the same property conveyed to L. F. Stewart and wife, Martha M. Stewart by deed from Joe Grubbs, Jr., and wife, Nancy C. Grubbs of record in Book 2992, page 235, Register's Office for Davidson County, Tennessee. The said L.F. Stewart has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 52, said Register's Office, which Plan shows a 40 and 60 foot minimum building setback line from Verbena Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as: 321 Verbena Drive, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of January, 2006 .

Martha M Stewart
Martha M. Stewart

State of TENNESSEE
County of DAVIDSON

On this 20th day of January, 2006, before me the undersigned authority, personally appeared **Martha M. Stewart**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $116,000.00.

Affiant

Sworn and subscribed before me this 20th day of January, 2006.

My Commission Expires: 7-29-06

Notary Public

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.