WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/06 11:18 3 pgs
Fees:18.00 Taxes:518.00

20060206-0014442

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Webster	New Owner	MAP 113 PARCEL 35
(NAME)	(NAME)	
8339 Old Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(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, **Christopher W. Steward, and wife, Sherry O. Steward, by and through Christopher W. Steward, Attorney in Fact**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dan Webster, and wife, Cheryl Webster**, 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:

SEE ATTACHED EXHIBIT A

Christopher W. Steward executes this instrument as Attorney in Fact for Sherry O. Steward pursuant to Power of Attorney of record in Instrument No. X, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

X20060206-0014441

This is improved property, known as 8339 Old Charlotte Pike, Pegram, TN 37143
(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 our hands this 31st day of January, 2006.

Christopher W. Steward

Sherry O. Steward
By: Christopher W. Steward
Christopher W. Steward, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Christopher W. Steward, the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this 31st day of January, 2006.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, CHRISTOPHER W. STEWARD, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Attorney in Fact for SHERRY O. STEWARD and is authorized by SHERRY O. STEWARD to execute this instrument on her behalf.

Witness my hand and official seal this the 31st day of January, 2006.

My commission expires: 2-10-08

NOTARY PUBLIC

LARRY D. CRAIG
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

EXHIBIT A TO WARRANTY DEED

Land in Davidson County, Tennessee, described according to a survey made by S. H. Hutchison, Surveyor, February 7, 1953, as follows: Beginning at a point in the center of Old Charlotte Pike at the intersection of the center line of said pike and the eastern boundary line of the property conveyed to James W. Ferriss by deed from O. D. Crouch of record in Book 1531, page 257, Register's Office for said County; thence with the center of said Pike North 70 deg. East 150 feet to the northwest corner of the property conveyed to Knowlton H. Crowell and wife, by deed from Sam L. Lewis, etux,; thence with the western boundary line of said Crowell property south 5 deg. East 403 feet to an iron stake in the northern boundary line of the property conveyed to Olin d. Crouch and wife, by deed from Mrs. K. a. Wilsdorf, of record in Book 1390, page 70, said Register's Office; thence with the northern boundary line of said Olin D. Crouch and James W. Ferriss property, North 88 deg. West 195 feet; thence with the eastern boundary line of said James W. Ferriss property, North 2 deg. East 346.5 feet to the beginning, containing 1.48 acres, more or less.

Being a portion of the same property conveyed to Christopher W. /Steward and wife, Sherry O. Steward by deed of record in Instrument No. 20050825-0101869, Register's Office for Davidson County, Tennessee.