03

Realty Title 48-1T

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2006.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

03-0602-33428

Address of New Owner:	Send Tax Bills to:	Tax Information
Noble Properties, Inc. 718 Thompson Lane, #108 Nashville TN 37204	New Owner	103-07-0-066.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Manning Xaivier Flaum, unmarried, and Clifford F. Stewart and wife, Susan F. Stewart, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Noble Properties, Inc., hereinafter called the Grantees, their successors 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. 18, on the Plan of Section One, Richland Meadows, of record in Book 2083, Page 40, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clifford F. Stewart and wife, Susan F. Stewart and John C. White, Jr., unmarried and Michelle Stewart, unmarried, by deed from George C. Schnitzer, Jr. and wife, Elizabeth B. Schnitzer, and Raymond G. Gibbons and wife, Linda J. Gibbons, dated 6-17-86, of record in Book 6951, Page 115, Register's Office for Davidson County, Tennessee. Michelle Stewart having since conveyed her interest in said property to Manning Xaiver Flaum by quitclaim deed, dated 7-25-02, of record in Instrument No. 20020809-0096581, Register's Office for Davidson County, Tennessee. John C. White, Jr. having since conveyed his interest in said property to Manning Xaivier Flaum by quitclaim deed, dated 3-21-03, of record in Instrument No. 20030626-0088371, Register's Office for Davidson County, Tennessee. Manning Xaivier Flaum and Manning Xaiver Flaum being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5417 Knob Road, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 03/09/06 15:03 2 pgs
Fees:13.00 Taxes:425.50

20060309-0027765

WITNESS my hand this 3rd day of March, 2006.

Manning Xaivier Flaum

Clifford F. Stewart

Susan F. Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Manning Xaivier Flaum and Clifford F. Stewart and Susan F. Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 3rd day of March, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09