This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 044-050
PARCEL: 062.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
NOW INVESTMENTS, LLC
500 Bridgeway Avenue
Old Hickory, TN 37138

Davidson County DEEDWARR
Recvd: 03/23/06 15:25 2 pgs
Fees:13.00 Taxes:925.00
20060323-0033523

WARRANTY DEED

THIS INDENTURE, made this 24th day of February, 2006 between

Charles H. Stewart and wife, Claudia S. Stewart

Of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

NOW INVESTMENTS, LLC

Of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Two tracts of land in Davidson County, Tennessee, described as follows:

Tract I: Being Lot No. 140 on the unrecorded Map of Rayon City, said lot fronts 50 feet on the Northerly side of Bridgeway Avenue and runs back between parallel lines 190 feet; more or less, on the Easterly line and 200 feet, more or less, on the Westerly line ot a dead line on which it measures 48 feet.

Tract II: Being in the 4th Civil District of said County, lying West of and adjoining the Map of Rayon City, as of record in Book 843, page 13, described as follows:

Beginning at a point at the Southwest corner of Lot No. 140 (called Lot No. 142, in deeds) on the unrecorded plan of Rayon City, said point being 163.6 feet Westerly from the intersection of the West line of Davids Avenue and Bridgeway Avenue as shown on the Plan of Rayon City of record in Book 843, Page 13, said Register's Office; thence, North 53 deg. 45' West 414 feet to an iron pin; thence North 38 deg. 45' East 270 feet to an iron pin in the Southerly margin of a 5 foot reserved strip shown on the Plan of Rayon City, as of record in Book 843, page 13, said Register's Office; thence with the Southerly margin of said reserved strip, South 46 deg. 34' East 150 feet to an iron pin; thence along the rear line of Lots 136-139, inclusive, and the Westerly line of Lot No. 140 (called 142 in deeds) on the unrecorded Plan of Rayon City, South 8 deg. 30' East 354 feet to the point of beginning, more or less.

This being the same property conveyed to Charles H. Stewart and wife, Claudia S. Stewart by Warranty Deed dated 8/12/1983 from Ronald E. Underhill of record in Book 6132, Page 946 Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2006 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Charles H. Stewart

Claudia S. Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles H. Stewart and wife, Claudia S. Stewart the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of February,2006

Notary

My Commission Expires: 9/30/06

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $250,000.00.

Affiant

Sworn to and subscribed before me, this 24th day of February, 2006

Notary Public

My Commission Expires: 9/30/06

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY