THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02921

Davidson County DEEDWARR
Recvd: 03/24/06 13:41 2 pgs
Fees:13.00 Taxes:303.40

20060324-0034021

Property Address:
2309 Fernwood Drive, Nashville, TN 37206 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ben A. Allen**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Michael G. Stewart, as Sole Owner,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 241 on the Map of Dalewood, Section 4, of record in Book 1835, Page 21, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northeasterly margin of Fernwood Drive, the common corners of lots 240 and 241; thence with the line between said lots northeasterly 170 feet to a point; thence southeasterly 80.8 feet to a point in the northwesterly margin of Ravenwood Drive; thence with the margin of said Drive, southwesterly 145 feet to a concrete monument at the beginning of a curve; thence around said curve, northwesterly 39.3 feet to a concrete monument in the northeasterly margin of Fernwood Drive; thence with the margin of said Drive, northwesterly 55.8 feet to the beginning.

SUBJECT to all restrictions, easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Robert K. Carver and wife, Carol Ann Carver, dated March 10, 2006, and recorded March 14, 2006 in Instrument No. 200603140029299, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 17th day of March, 2006.

{Seal}

Ben A

State of TENNESSEE
County of DAVIDSON

On this the 17th day of March, 2006, before me, the undersigned officer, personally appeared Ben A. Allen, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

My Commission expires: 6/28/08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater, is $82,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 17th of March, 2006.

Notary Public

My Commission expires: 4-16-08

Name of Owner and Property Address:
Michael G. Stewart
Same

Person Or Entity Responsible For Payment Of Taxes:
United Capital Mortgage
2036 Lakeside Centre Way
Knoxville, TN 37922Michael G. Stewart

Tax Parcel ID#: 072.08 - 187.00