Davidson County DEEDWARR
Recvd: 04/18/06 10:20 2 pgs
Fees:13.00 Taxes:332.63

20060418-0044007

WARRANTY DEED

DANA ELLSWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRE-06-312

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Rebekah Stum
Affiant

Subscribed and sworn to before me, this 12th DAY OF April, 2006.

Dana Ellsworth
Notary Public

MY COMMISSION EXPIRES: 01/24/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael G. Stewart	Wells Fargo Bank, NA	
412 N. 16th Street	(NAME) P.O. Box 5137	83-03 255.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Des Moines, IA 50306	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GENE ROGERS DILLARD SR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL G. STEWART, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 51 ON THE PLAN OF BROWNSVILLE, AS OF RECORD IN BOOK 21, PAGE 9, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF ROSEBANK AVENUE, FORMERLY DIVISION STREET, AT A POINT 105 FEET EASTERLY FROM THE LINE BETWEEN LOTS NOS. 50 AND 51, BEING OPPOSITE A POINT IN THE CENTER OF SAID AVENUE, 1557 FEET EASTERLY FROM THE CENTER OF PORTER PIKE; THENCE WITH THE NORTHERLY MARGIN OF SAID AVENUE, EASTERLY 55 FEET; THENCE NORTHERLY PARALLEL WITH THE LINE BETWEEN SAID TWO LOTS 167 FEET TO A DEAD LINE; THENCE WITH SAID LINE WESTERLY 55 FEET; THENCE SOUTHERLY 167 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BEDFORD H. DILLARD AND WIFE, JANE P. DILLARD BY WARRANTY DEED FROM THOMAS J. YOUNG AND WIFE, RUSSELLINE H. YOUNG, RECORDED ON THE 7TH DAY OF NOVEMBER, 1954 IN DEED BOOK 2304, PAGE 253, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JANE P. DILLARD HAVING PREDECEASED BEDFORD H. DILLARD. BEDFORD H. DILLARD HAVING DIED INTESTATE ON NOVEMBER 25, 1993 LEAVING AS SOLE HEIR TO HIS ESTATE, GENE ROGERS DILLARD, SR. BY AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH ON THIS____DAY OF _____2006, AND RECORDED ON _____, IN INSTRUMENT NUMBER _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 20060418-0044006

NOTE: TAX RECORDS SHOW PROPERTY IN GENE ROGERS DILLARD, SR. BUT THERE ARE NO DOCUMENTS TRANSFERRING PROPERTY AND NO SATISFIED DEED OF TRUST EXPLAINING SAME.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 312 Rosebank, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 12th day of April, 2006.

Gene Rogers Dillard Sr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gene Rogers Dillard Sr., the within named bargainor, 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, this the 12th day of April, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

(SEAL)

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903