WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,724.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 06/01/06 13:49 2 pgs
Fees:13.00 Taxes:3118.08

20060601-0064537

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles G. Pruitt	SAME	Map 119-9/Parcels 25.00 and 28.00
(NAME)	(NAME)	
2710 Landers Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **The John M. Stewart, Jr. Irrevocable Trust, Tom Price, Trustee and Stewart Family Investment General Partnership, a Tennessee general partnership composed of John M. Stewart, Jr. and the John M. Stewart, Jr. Irrevocable Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles G. Pruitt, unmarried,** 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:

Parcel One: Land in Davidson County, Tennessee, being Lot No. 81, on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 332, page 29, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the easterly side of Landers Avenue and extends back 247 feet and 8 inches on the northerly side and 272 feet and 1 inch on the southerly line to an alley in the rear on which it measures 56 feet.

Parcel Two: Land in Davidson County, Tennessee, being Lots No. 1 and 2 on the Plan of the Resubdivision of Lots 76-80 of the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, which resubdivision Plan is of record in Book 5060, page 5, Register's Office for Davidson County, Tennessee, and which tract is more particularly described as follows:

Beginning at a point in the easterly margin of Landers Avenue, said point being the southwesterly corner of the said Lot No. 2 and also being the northwesterly corner of Lot No. 81 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Book 332, page 29, said Register's Office.

Thence along said easterly margin of Landers Avenue, North 13 deg. 27' 22" East 250.00 feet to a point; being the northwesterly corner of said Lot No. 1; thence, leaving the margin of said Landers Avenue, South 72 deg. 56' 00" East 125.67 feet to a point on an alley being the northwesterly corner of said Lot No. 1; thence, following the westerly margin of said alley, South 12 deg. 23' 09" East 200.00 feet to a point, being the southeasterly corner of said Lot No. 2; thence leaving the margin of said alley, North 74 deg. 15' 00" East 247.67 feet along the southerly line of said Lot No. 2 to a point in the easterly margin of Landers Avenue, being the point of beginning.

Being the same property conveyed to The John M. Stewart, Jr. Irrevocable Trust, Tom Price, Trustee as to 8% interest by quitclaim deed of record in Instrument No. 199912280307566, and to Stewart Family Investment General Partnership, a Tennessee general partnership composed of John M. Stewart, Jr. and the John M. Stewart Irrevocable Trust by quitclaim deed of record in Instrument No. 199912280307565, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deeds of record.

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

unimproved ☐

This is improved ☒ property, known as 2710-2712 Landers Avenue, Nashville, TN 37211

(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 my hand this 31st day of May, 2006.

The John M. Stewart, Jr. Irrevocable Trust, Tom Price, Trustee

By: _____
Tom Price, Trustee

Stewart Family Investment General Partnership, a Tennessee general partnership composed of John M. Stewart, Jr. and the John M. Stewart, Jr. Irrevocable Trust

By: _____
John M. Stewart, Jr., General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tom Price, Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Trustee for The John M. Stewart, Jr. Irrevocable Trust, and that he executed the within instrument for the purposes therein contained, and further acknowledged that he is authorized to execute this instrument on behalf of The John M. Stewart Jr. Irrevocable Trust as Trustee.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2006.

Commission expires: 2-10-08

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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, the undersigned, a Notary Public in and for said County and State, John M. Stewart, Jr., General Partner of the Stewart Family Investment General Partnership, a Tennessee general partnership composed of John M. Stewart, Jr. and the John M. Stewart Irrevocable Trust, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the General Partner of the Stewart Family Investment General Partnership and is authorized as General Partner, to execute this document on behalf of the Stewart Family Investment General Partnership.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2006.

_____
Notary Public

My commission expires: 2-10-08

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008