20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Michael E. Elsbury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 2006

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DANIEL WISOHOF COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 06/01/06 14:29 2 pgs
Fees:13.00 Taxes:92.50

20060601-0064604

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Elsbury (NAME)	SAME (NAME)	MAP 135.05
4029 Elizabeth Drive (ADDRESS)	(ADDRESS)	PARCEL 40
Hermitage, TN 37076 (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, Stewart Building Group, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Elsbury and John Patrick Cunningham

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:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Town Park Estates, as of record in Book 3300, Pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 103 feet on the southwesterly side of Melvin Jones Drive and extends back 122.47 feet on the southeasterly line and 120 feet on the northwesterly line to a dead line, measuring 126.68 feet thereon.

BEING part of the same property conveyed to Stewart Building Group, LLC by Quitclaim Deed from Metropolitan Government of Nashville and Davidson County, Tennessee, Acting By And Through The Electric Power Board of said Government, of record by Instrument No. 20060526-0061922, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

unimproved (X)
This is improved ( ) property, known as Lot 44 Melvin Jones Drive, Nashville, TN 37207
(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.

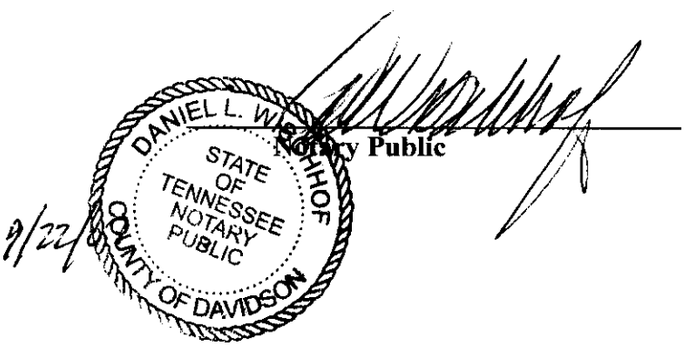
Witness my hand this 26th day of May, 2006

Stewart Building Group, LLC
By: Curtis Stewart
Curtis Stewart, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Curtis Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he is the President of Stewart Building Group, LLC, a Tennessee Limited Liability Company, and that Curtis Stewart, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said Stewart Building Group, LLC by signing his name as such President.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 26th day of May, 2005.



Notary Public

My Commission Expires: 9/22/