WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/06 14:32 2 pgs
Fees:13.00 Taxes:85.10
20060601-0064606

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,000.00
Randy Tobitt
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 2006
Mary Birthright
Notary Public
MY COMMISSION EXPIRES: 11/24/07 (AFFIX SEAL)

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
Randy Tobitt (NAME)	Same (NAME)	MAP 73-029
1508 Rosebank Avenue (ADDRESS)	(ADDRESS)	PARCEL 66
Nashville, TN 37206 (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 Randy Tobitt and wife, Misty Tobitt

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 the 11th formerly the 18th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 in the division of Lot No. 5 (the Addison Cooper Lands) on the Plan of the Riverwood Estate of W. F. Cooper, deceased, as of record in Plan Book 2, page 133, Chancery Court at Nashville, said division not being of record, described as follows:

BEGINNING at a point on the southwesterly margin of Cooper Lane, 3450+/- feet southeasterly from the southerly margin of the McGavock Pike, said point being south 33 deg. west 53 feet from southwest corner of Lot No. 1 on the Plan of Gibson Heights, as of record in Book 1835, page 133, Register's Office for said County; thence with the southwesterly margin of said lane, southeastwardly 68.24 feet; thence south 33 deg. west 105.24 feet to the westerly boundary line of said Lot No. 1; thence with said line, northwestwardly 68.94 feet; thence north 33 deg. east 103.07 feet to the beginning.

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

CONTINUED

unimproved (X)
This is improved ( ) property, known as Vacant Lot Cooper Lane, Nashville, TN 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 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.

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES NOV. 24, 2007

Notary Public

My Commission Expires:
11/24/07

LEGAL DESCRIPTION CONTINUATION:

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