JOB

WARRANTY DEED

MARY BURKHRIGHT 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 $ 21,000.00

Randy Tobitt
Affiant

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

Mary Burkhright
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 83-03
1508 Rosebank Avenue (ADDRESS)	(ADDRESS)	PARCEL 226.01
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 15th Civil District of Davidson County, Tennessee, being a part of old Lot No. 63 on the Plan of Brownsville as recorded in Book 21, page 9, Register's Office for Davidson County, Tennessee, and being more particularly described, without survey, as follows:

BEGINNING at a point in the center line of Campbell Street, said point being located S 87 deg. 50 min. E 25 feet from a monument marking the Northwest corner of the new right-of-way of a portion of said Campbell Street as shown by the Plan of Brown Meadows, recorded August 10, 1960, in Book 2854, page 113, Register's Office for said County, said point also marking the center of the old 30 foot right-of-way of said street and being the southeast corner of old Lot No. 63, as shown on the said plan of Brownsville; running thence N 87 deg. 50 min. W 150 feet to a point in the Northerly margin of said Brown Meadows Subdivision said Northerly margin of said Brown Meadows Subdivision, said Northerly margin being the boundary line between Lots Nos. 63 and 57, as shown on the said Plan of Brownsville; thence N 4 deg., more or less, W along a line parallel with the center line of the old Campbell Street 65.4 feet, more or less, to a point; thence S 87 deg. 50 min. E parallel with and located 65.00 feet when measured at right angles from the said Northerly margin of Brown Meadows and old Lot No. 57, a distance of 150 feet to the center line of the old Campbell Street; thence S 4 deg. more or less, E along the center line of

CONTINUED

unimproved (X)
This is improved ( ) property, known as 1121 Campbell Street, 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

Davidson County DEEDWARR
Recvd: 06/01/06 14:34 3 pgs
Fees:18.00 Taxes:77.70

20060601-0064608

LEGAL DESCRIPTION CONTINUATION

the old Campbell Street 65.4 feet, more or less, to the beginning, the whole containing 0.225 acres, more or less.

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 Board Of Said Government of record by Instrument No. ___*_____, Register's Office for Davidson County, TN

***20060526-0061922**

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

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

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

My Commission Expires:

11/24/07