WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/06 12:51 2 pgs
Fees:13.00 Taxes:454.73
20060710-0082429

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July 2006

Notary Public

MY COMMISSION EXPIRES: 9/21/09
(AFFIX SEAL)

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Judith A. Jarnes (NAME)	Same As New Owner (NAME)	MAP 043-12
132 Wimberly Way (ADDRESS)	(ADDRESS)	PARCEL 047.00
Bristol, TN 37620 (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 Judith A. Jarnes

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. 24 of Block "A", in an unrecorded portion of the Revised Plan of Myatt-Eagan Subdivision of Lots 8 and West part of Lot No. 9 of Anderson Estates, said revised plan being of record in Book 1424, Page 107 and the Plan of Anderson Estates being of record in Book 1130, Page 37, described as follows:

BEGINNING at the Northeast corner of Lot 18, Block A, revised plan of Myatt-Eagan Subdivision of Lots 8 and W. part of Lot No. 9 of Anderson Estates, as of record in Book 1424, Page 107, Register's Office for Davidson County, Tennessee, running eastwardly with the dividing line between lots 23 and 24, which lots are not shown on the recorded plan but appear on the original survey made by Harvey Gee, Surveyor, August 22, 1947, 100.9 feet to the westerly margin of Vandiver Drive; thence southerly along the westerly margin of Vandiver Drive 60 feet to the corner of lot 25 of said survey; thence westerly with the dividing line between lots 24 and 25, 115.2 feet to a point in the rear lot line of lot 17, block "A" of the recorded part of said plan; thence northerly along a part of the rear lot line of lot 17 and the rear lot line of lot 18, Block "A" of said recorded plan 61.7 feet to the point of beginning.

BEING the same property conveyed to Stewart Building Group, LLC by Warranty

CONTINUED

This is improved (X) unimproved ( ) property, known as 121 Vandiver Drive, Madison, TN 37115
(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 7th day of July, 2006

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

LEGAL DESCRIPTION CONTINUATION:

Deed dated January 13, 2006, from James A. Hale, of record by Instrument No. 20060117-0006356 in the Register's Office for Davidson County, Tennessee.

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 7th day of July, 2006.

Mary Birthright
Notary Public

My Commission Expires: 11/24/07

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