WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 10/12/09

(AFFIX SEAL)

JACK M. RUDOLPH STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

B-PEAY-06-4006

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Parker Peay	AmSouth Bank	
4006 Nevada Avenue (ADDRESS)	(NAME) 550 Metroplex Drive (ADDRESS)	91-160-336
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37211-4701 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEWART PROPERTY DEVELOPMENT, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM PARKER PEAY, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 31, in the SUBDIVISION OF P.S. STUMP, as shown on plat of record in Plat Book 2, Page 74, in the Register's Office, Davidson County, Tennessee.□□Said Lot 31 fronts 50 feet on the north side of Nevada Avenue and runs back between parallel lines 150 feet to an alley.□□

Being the same property conveyed to Stewart Property Development, LLC by Quitclaim Deed from Seth A. Stewart and Elizabeth Stewart, married, recorded on the 14th day of February, 2006 in Instrument No. 20060214-0017959, in the Register's Office of Davidson County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4006 Nevada Avenue, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 10th day of July, 2006.

Stewart Property Development, LLC

By: _____

Title: _____

Davidson County DEEDWARR
Recvd: 07/17/06 16:05 2 pgs
Fees:13.00 Taxes:791.80

20060717-0085996

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of July, 2006, before me personally appeared Seth Stewart, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of Stewart Property Development, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of July, 2006.

Notary Public

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903