Davidson County DEEDWARR
Recvd: 07/27/06 13:58 3 pgs
Fees:18.00 Taxes:266.40

20060727-0090993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

06-3787

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Curtis T. Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 2006.

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES: 3/15/2010

JANIS L. DUREE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis T. Stewart	OWNER	72-12
(NAME)	(NAME)	
118 West Twelve Stones Crossing		153
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Goodlettsville, TN 37072		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Devisees under the Last Will & Testament of Velma T. Haid, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis T. Stewart and wife, Rhonda K. Stewart

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:

See exhibit A attached hereto and made a part hereof.

This is improved property known as 1818 Piedmont Avenue, Nashville, TN 37216

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 their hand s this 20th day of July, 2006.

Mary Jane McBride

Catherine Joyce Baltz

Loretta Marie Baltz

Velma Lynn Baltz Word

Jackie Baltz

Alfred Baltz

Denise Baltz

Matthew Baltz

06-3787

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Devisees under the Last Will & _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 20th day of July, 2006.

My commission expires 3/15/2010

Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named Mary Jane McBride, Catherine Joyce Baltz, Loretta Marie Baltz, Velma Lynn Baltz Word, Jackie Baltz, ~~Alfred Baltz~~, and Matthew Baltz the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~she~~ / they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of July, 2006.

JANIS L. DUREE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires 3/15/2010

Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the siad County and State, the within named Alfred Baltz, the barganor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of July, 2006.

MARY ELLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires JAN. 27, 2007

File No.: 06-3787

ATTACHMENT

Being Lot No. 3 on the Map of Dalewood, Section 1, as of record in Book 1424, page 108, Register's Office for said County.

Beginning at a point in the south margin of Piedmont Avenue, at the corner of Lots 3 & 4; thence with the line between said lots southerly 157 feet to a point; thence easterly 99.6 feet to the west margin of Stratford Avenue; thence with the margin of the same northerly 132 feet to the beginning of a curve; thence around said curve northwesterly 39.3 feet to the south margin of Piedmont Avenue; thence with the margin of the same westerly 75 feet to the beginning.

BEING the same property conveyed to E. G. Haid and wife, Velma T. Haid by deed from James E. West and wife, Agnes West, filed of record in Book 3129, page 133, Register's Office for Davidson County, Tennessee.

The said E. G. Haid and Velma T. Haid having since died. E. G. Haid predeceased Velma T. Haid who died on November 14, 2005. Velma T. Haid was unmarried at the time of her death and had two surviving children, Mary Jane McBride and Catherine Joyce Baltz, and one deceased child, Loretta Ann Baltz. Loretta Ann Baltz had six children, all surviving, Loretta Marie Baltz, Velma Lynn Baltz Word, Jackie Baltz, Denise Baltz, Alfred Baltz and Matthew Baltz.