Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 08/01/06 10:30 2 pgs
Fees:13.00 Taxes:641.95
20060801-0093174

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $173,500.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2006.

Notary Public
My commission expires: 7/10/08

KELLY ANN FALLEGAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires July 10, 2008

08-0607-90900

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mark Stuart 917 Wedgewood Avenue Nashville TN 37203	new owner	105-09-0-374.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Theodore Thompson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark Stuart,* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *and Will McGinness

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of W.T Fitzpatrick's Subdivision of Lot No. 29, Waverly Place, of record in Book 547, Page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Theodore Thompson by quitclaim deed from Ladonna M. Smith, dated 11-01-00, recorded 4-01-02, of record in Instrument No. 20020401-0038804, Register's Office for Davidson County, Tennessee, and by deed of record in Instrument No. 20030605-0077270, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 917 Wedgewood Avenue, Nashville, TN 37203

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 July, 2006.

Theodore Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Theodore Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 31st day of July, 2006.

Kelley Ann Callaghan

State of Tennessee at Large

My Commission expires: 7.19.

