File Box 30

Davidson County DEEDWARR
Recvd: 08/01/06 13:11 2 pgs
Fees:13.00 Taxes:277.50

20060801-0093378

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $75,000.00.

Subsribed and sworn before me this the 28th day of July, 2006.

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2008

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600541
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Mark A. Stuart & Will McGinniss
1704 5th Avenue North
Nashville, TN 37208

Send tax bills to:
NEW OWNERS

Map 82-5 Parcel 32

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Christopher D. Van Atta and wife, Kacy C. Van Atta

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Mark A. Stuart and Will McGinniss

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot Number 84 on the map of D. T. McGavock's Addition, as shown on plat of record in Plat Book 21, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 50 feet on the easterly side of 5 Avenue North and runs back between parallel lines 174 feet to an alley.

Being part of the same property conveyed to Christopher D. Van Atta and wife, Kacy C. Van Atta by Warranty Deed dated July 7, 2006 of record in Instrument Number 20060725-0089636 and by Quitclaim Deed dated July 11, 2006 of record in Instrument Number 20060725-0089637, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 1704 5th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 28th day of July, 2006.

Christopher D. Van Atta

Kacy C. Van Atta

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Christopher D. Van Atta and wife, Kacy C. Van Atta, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of July, 2006.

My commission expires:

_____

Notary Public

JOHN A. BELL, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010