RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 08/29/06 08:50 2 pgs Fees:13.00 Taxes:299.70 20060829-0106381

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008407

MAP - PARCEL NO: 105-6-158

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Christopher B. Clausi 101 Cape Breton Ct. Franklin, TN 37067	Christopher B. Clausi 101 Cape Breton Ct. Franklin, TN 37067	N/A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GOOD STEWART LLC**, has bargained and sold and by these presents do transfer and convey unto **CHRISTOPHER B. CLAUSI**, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennesesee, more particularly described as follows:

Being Lot No.18 on the Map of Highland Gardens Plan of Lots, of record in Book 57, page 118, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the north side of Lynwood Street and runs back between lines, 135.4 feet on the west line and 135.3 feet on the east line to an alley on which it measures 50 feet.

Being the same property conveyed to GOOD STEWART, LLC by deed from SAMUEL WORDLAW AND WIFE VERSIE LEE WORDLAW of record as Instrument No. 20020604-0067286, dated May 21, 2002, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee, his heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2006 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of record in Plat Book 57, page 118, Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, GRANTOR has hereunto set its signature, this the 22nd day of August, 2006.

GOOD STEWART, LLC

By: _____
RAYNA C. STEWART II, Managing Member

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **RAYNA C. STEWART II,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of **GOOD STEWART LLC,** the within named bargainor, a limited liability company, and that he as such Managing Member, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member, respectively.

WITNESS my hand and seal, at office, on this 22 day of August, 2006.

My Commission Expires:
JAN. 19, 2008

_____
Notary Public

ANJANA SAINI
Commission # 1463769
Notary Public - California
Los Angeles County
My Comm. Expires Jan 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$81,000.00**.

_____
Affiant

SWORN TO and subscribed before me on this 24th day of August, 2006.

My Commission Expires:
3-14-2010

_____
Notary Public

MICHELLE WHITE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

SNB Vision Form SD003TN Rev. 01/08/03