PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 10/03/06 14:49 2 pgs
Fees:13.00 Taxes:314.50
20061003-0122636

W & I Ref: __gj__ Title No: 48243

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Susan Felts 317 Ocala Drive Nashville, Tennessee 37211	SAME

TAX MAP-PARCEL NUMBERS: 18100016600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$85,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Charles S. Stewartand spouse, Carole M. Fernandez, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan Felts** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, described according to a survey by John B. Rainey, Surveyor #823, dated July 1978, and known as Job No. 78-222 as follows:

Beginning at an iron pin on the northerly margin of Old Hickory Boulevard, said pin being 1873.53 feet as measured southeastwardly along the northerly margin of said road from the southwest corner of the E. M. Baker property of record in Deed Book 596, page 576, said Register's Office; thence leaving the northerly margin of the aforesaid Old Hickory Boulevard N 2 deg. 11 min. 39 sec. E 964.30 feet to an iron pin, said iron pin being in the line of the said E. M. Baker property and also being in a fence line; thence with Baker's line and a fence S 84 deg. 29 min. 38 sec. E 227.50 feet to an iron pin , said iron pin being in the line of the Ruth P. Stevens' property of record in Deed Book 1555, page 8, said Register's Office, and also being the northeast corner of this tract; thence leaving Stevens' line and said fence S 2 deg. 13 min. 10 sec. W 964.66 feet to an iron pin, said iron pin being on the northerly margin of aforesaid Old Hickory Blvd., 50 sec. W 144.12 feet tot an iron pin; thence N 88 deg. 51 min. 33 sec. W 83.38 feet to the point of beginning, containing 5.01 acres, more or less.

Being the same property conveyed to Charles S. Stewart and wife, Carole M. Fernandez by deed from Lincoln Hills Development, Inc. of record in Book 5665, page 462, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years.

This is unimproved property, known as: 0 Old Hickory, Antioch, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30 day of September, 2006.

Charles S. Stewart

Carole M. Fernandez

State of ~~TENNESSEE~~ Florid
County of ~~DAVIDSON~~ Miami Dade

On this 30 day of September, 2006, before me the undersigned authority, personally appeared **Charles S. Stewart and Carole M. Fernandez**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: July 26, 2009

Notary

MARC J. NICOLAS NOTARY PUBLIC MIAMI FLORIDA
OFFICIAL NOTARY SEAL
MARC J. NICOLAS
MY COMMISSION NUMBER DD465006
EXPIRES July 26, 2009

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $85,000.00

Affiant

Sworn and subscribed before me this 2nd day of October, 2006

My Commission Expires: July 26, 2009

Notary Public

MARC J. NICOLAS NOTARY PUBLIC MIAMI FLORIDA
OFFICIAL NOTARY SEAL
MARC J. NICOLAS
MY COMMISSION NUMBER DD465006
EXPIRES July 26, 2009