This instrument prepared by:
Brogdon, Creasy, Kelly & Sanders, PLLC
230 North Main Street
Dickson, TN 37055
BCKS #06-080112

Davidson County DEEDWARR
Recvd: 12/18/06 09:55 2 pgs
Fees:13.00 Taxes:192.40
20061218-0155348

GENERAL WARRANTY DEED

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

Frances E. Sacher k/n/a Frances Elaine Kimmelman, unmarried

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

Chris Steward and wife, Sherry Steward

HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

Townhouse No. 65, Building No. 9A, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, Page 133, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Douglas B. Sacher and Frances E. Sacher by Deed from Jeanne Montgomery of record in Book 9307 page 768, Register's Office for Davidson County, Tennessee, and further to Frances E. Sacher by Quitclaim Deed from Douglas Binney Sacher, dated March 1, 2002, in Instrument #20020626-0076542, in the Register's Office of Davidson County, Tennessee. Reference is hereby made to Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, Docket No. 02D-568 wherein Frances Elaine Sacher was restored to her prior name of Frances Elaine Kimmelman.

Subject to all matters as shown in Master Deed & By- Laws of record in Book 4659, Page 32, and all matters as shown on plat of record in Plat Book 4460, Page 133, all in the Register's Office of Davidson County, Tennessee.

The description of the property conveyed herein is the description as set forth in the prior deed of conveyance herein above referred.

2006 County Property taxes prorated and are to be the sole responsibility of the Grantor(s).

TOGETHER 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. Whenever 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, this 6th day of DECEMBER, 2006.

Frances Elaine Kimmelman

Frances Elaine Kimmelman

STATE OF: Tennessee
COUNTY OF: DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Frances Elaine Kimmelman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged **herself** to be the within named bargainor(s), and that **she** executed the foregoing instrument for the purposes therein contained, by signing **her** name(s).

Witness my hand and official seal at office in said County this 6TH day of DECEMBER, 2006.

My commission expires: 2/20/2007

Notary Public

CHRISTOPHER L. KELLY NOTARY PUBLIC AT LARGE DICKSON CO. TENNESSEE

STATE OF: Tennessee
COUNTY OF: DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is: **$52,000.00.**

Affiant

Sworn to and subscribed before me this 6TH day of DECEMBER, 2006.

My Commission Expires: 2/20/2007

Notary Public

CHRISTOPHER L. KELLY NOTARY PUBLIC AT LARGE DICKSON CO. TENNESSEE

MAP and PARCEL NUMBER:
#162-09-OA-065.00

New Owners:
SEND TAX BILLS TO: Chris Steward and wife, Sherry Steward
295 Woodlands Drive
Kingston Springs, TN 37082