**Return to: Box 10-B
Cohen & Cohen

Davidson County DEEDWARR
Recvd: 12/21/06 11:10 2 pgs
Fees:13.00 Taxes:453.25
20061221-0157331

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00.

Deborah J. Cohen
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of December, 2006.

Lee A. Cohen
Notary Public

My Commission Expires: 9-22-2007

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Margaret M. Kneer, unmarried,

5600 Country Drive #162
Nashville, Tennessee 37211

SEND TAX BILLS TO:
~~NEW OWNER~~
American Brokers Conduit, ISAOA
P. O. Box 100504
Florence, SC 29501-0504

MAP-PARCEL NUMBERS:

162-9-O-B-75 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eddie W. Stewart, III, married, * hereinafter referred to as Grantors, hereby transfers and conveys to Margaret M. Kneer, unmarried, , hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Unit No. 162, Building 15, in a Horizontal Property Regime, as shown on the 4th Revised Site Plan, Phase 3, Hickory Valley Condominiums of record in Book 5200, Page 131, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Eddie W. Stewart, III, unmarried by Warranty Deed from Sharon Ann Garner of record in Instrument No. 200005220051203, Register's Office for Davidson County, Tennessee.

*Said property is not the marital residence of seller.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 5200, Page 131, Register's Office of said County.

Easements of record in Deed Book 3372, Page 430, Book 4842, page 979, Book 5606, page663, Register's Office for said County.

Master Deed of record in Deed Book 4918, Page 116 and Book 4958, page 346, Register's Office for said County.

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 is improved property known as 5600 Country Drive #162, Nashville, TN 37211.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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. 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 19th day of December, 2006.

Eddie W. Stewart, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Eddie W. Stewart, III, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 19th day of December, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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