20B

WARRANTY DEED

DORIS COLEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January 2007
Notary Public
MY COMMISSION EXPIRES: 9/21/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stewart Building Group, LLC (NAME)	SAME (NAME)	MAP 043-11
1184 W. Twelve Oaks Crossing (ADDRESS)	(ADDRESS)	PARCEL 157
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary Jane Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stewart Building Group, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 17 on the Revised Plan of Myatt-Eagan Subdivision of Lots 2 and 3 of the Anderson Estates, as of record in Book 1424, Page 123, Register's Office for Davidson County, Tennessee, as shown on Second Revised Plan of said Subdivision, of record in Book 1424, page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING part of the same property conveyed to Mary Jane Johnson by Warranty Deed from Dollie Mae Hoskins of record by Instrument No. 20020304-0026553, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 01/29/07 10:41 2 pgs
Fees:13.00 Taxes:62.90
20070129-0011524

unimproved (X)
This is improved ( ) property, known as Lot 17 Larchmont Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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. 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 23rd day of January 2007

Mary Jane Johnson
Mary Jane Johnson

STATE OF ~~TENNESSEE~~ Utah
COUNTY OF ~~DAVIDSON~~ Utah

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Jane Johnson

the bargainor , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Goodlettsville~~ Orem, Utah, ~~Tennessee~~, this 23rd day of January 2007.

Commission expires 3/2/2010

Julie Rogers
Notary Public

NOTARY PUBLIC
JULEE ROGERS
7181 S. CAMPUS VIEW DR
WEST JORDAN, UTAH 84084
COMMISSION EXPIRES
MARCH 2, 2010
STATE OF UTAH

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public