WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2007.

Notary Public: Patricia Nicholls

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Holly Houston	Regions Bank DBA AmSouth Bank	Map 95
348 Tamworth Drive	2050 Parkway Office Circle	Group 8
Nashville, TN 37214	Birmingham, AL 35244	Parcel 26

FOR AND IN 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

Christy A. Stewart, a married woman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Holly Houston, an unmarried woman

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:

Being Lot No. 175, on the Plan of Eva-Mor Heights, Section III, of record in Plat Book 1835, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christy A. Adcox by deed from Secretary of Housing and Urban Development, of record in Instrument 20031119-0169024, rerecorded in Instrument 20040526-0061731, dated November 13, 2003 and recorded November 19, 2003 said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Page 92, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 348 Tamworth Drive, Nashville, TN 37214

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 16th day of February, 2007.

Christy A. Stewart f/k/a
Christy A. Adcox

Davidson County DEEDWARR
Recvd: 02/20/07 14:21 2 pgs
Fees:13.00 Taxes:408.85

20070220-0020909

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christy A. Stewart f/k/a Christy A. Adcox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of February 2007.

My Commission Expires: 01/24/09

