THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

RECORD AND RETURN TO:
103 CONTINENTAL PLACE, STE. 305
BRENTWOOD, TN. 37027

Our File Number: 27133S

Davidson County DEEDWARR
Recvd: 03/01/07 08:57 2 pgs
Fees:13.00 Taxes:503.20
20070301-0025092

MAP/GROUP/PARCEL: 026-07-0-058.00

NEW OWNER'S NAME AND ADDRESS:
CHARLES V. STEWART & KELLY B. STEWART
107 WELSHWOOD COURT
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

TIMOTHY E. WALKER, hereinafter called Grantor, does hereby transfer and convey unto,

CHARLES V. STEWART AND KELLY B. STEWART* *HUSBAND AND WIFE their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 164, on the Plan of Windsor Green Phase I, Section III, as shown on plat of record in Plat Book 6250, page 46, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Welshwood Court, said point being the common corner of Lots 164 and 165; thence in a southerly direction and along common border of Lots 164 and 165 34.11 feet to a point; thence continuing in a southerly direction along common border 55.81 feet to a point in the south boundary line of Lot 164, said point being the common corner of Lots 164 and 165; thence in a westerly direction along south boundary line, 91.00 feet to the common corner of Lots 164 and 157; thence in a northerly direction and along common borders of Lots 164, 157 and 158 99.19 feet to a point in the north boundary line of Lot 164; thence in an easterly direction and along the common border of Lots 164 and 163 81.72 feet to a point; thence continuing along common border 20 feet to a point in the southerly margin of Welshwood Court; thence in an easterly direction along said margin 20.20 feet to the point of beginning.

Being the same property conveyed to Timothy E. Walker by Deed of record in Book 8243, Page 311 recorded 11/26/1990, Register's Office for Davidson County, Tennessee. 0

The subject property is improved property known as 107 WELSHWOOD COURT, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

TIMOTHY E. WALKER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **TIMOTHY E. WALKER**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 22nd day of February, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $136,000.00.

AFFIANT

Sworn to and subscribed before me, this the 22nd day of February, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY