Return to
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027 B-5278

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Robert A. Stahly and William C. Hart	New Owner and Address	Map/Parcel -
2412 Woodale Drive	1321 General MacArthur Dr.	05912004700
Nashville, TN 37207	Brentwood, TN 37027	07-02-12894 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James U. Rust, IV, an unmarried person,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Robert A. Stahly, as to a one-half ½ undivided interest and William C. Hart, as to a one-half ½ undivided interest** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Lot 74 Highlands Trace, Section Two Subdivision, as shown on plat of record in Plat Book 5200, page 616, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more particular legal description thereof.

Being the same property conveyed to James U. Rust, IV, by Warranty Deed from John D. Denton, recorded on February 6, 2002, of record in Instrument No. 20020206-0016413, said Register's Office for Davidson County, Tennessee.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. All matters as shown on plat of Highlands Trace, Section Two of record in Plat Book 5200, page 616, said Register's Office.

2. 2007 property taxes which have been prorated, the payment of which is assumed by Grantees.

This is improved property commonly known as 2412 Woodale Drive, Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 03/02/07 15:22 2 pgs
Fees:13.00 Taxes:285.83
20070302-0026205

[STATE OF TENNESSEE]
[COUNTY OF Williamson]

The actual consideration or value, whichever is greater for this transfer is $77,250.00

Affiant

Subscribed and sworn to before me this 28 day of February, 2007

My Commission Expires: 1-16-08

Notary Public

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of February, 2007.

James U. Rust, IV

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, **James U. Rust, IV,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2007.

Notary Public

My commission expires: 3-31-07

