Davidson County DEEDWARR
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Fees:18.00 Taxes:203.69
20070402-0038659

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of March, 2007, by and between FRANK L. WALDEN, TRUSTEE OF THE FRANK L. WALDEN REVOCABLE LIVING TRUST U/T/A DATED FEBRUARY 22, 2002, hereinafter called Grantors, and THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARY, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, FRANK L. WALDEN, TRUSTEE OF THE FRANK L. WALDEN REVOCABLE LIVING TRUST U/T/A DATED FEBRUARY 22, 2002, as Grantors, do hereby bargain, sell, transfer and convey unto THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT JOINDER BY ANY BENEFICIARY, hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"), subject to the below-stated life estate retained by Grantor. This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 731 DUE WEST, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantor's duly authorized official on this the day and year first above written.

SELLER:

Frank L Walden Trustee
FRANK L. WALDEN, TRUSTEE OF THE FRANK L. WALDEN REVOCABLE LIVING TRUST U/T/A DATED FEBRUARY 22, 2002
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, FRANK L. WALDEN, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, TN, **this** 22 **day of March, 2007.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

THOMAS E. STEWART, TRUSTEE
333 Gallatin Rd. S.
Madison, TN 37115

Property Address:

731 DUE WEST, MADISON, TN 37115
Person Responsible for Taxes:
333 Gallatin Rd S.
Madison TN 37115

Map & Parcel #: MAP 051-05, PARCEL 003.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$55050** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22 day of **March, 2007.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-8001

EXHIBIT 'A'

Being Lot No. 99 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidon County, Tennessee, and described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the southwesterly margin of Due West Avenue at the corner of Lots 98 and 99; thence with the line between said lots southwesterly 400 feet to a point; thence southeasterly 100 feet to a point at the corner of Lots Nos. 99 and 100; thence with the line between said lots, northeasterly 400 feet to the margin of Due West Avenue; thence with the margin of the same, northwesterly 100 feet to the beginning.

BEING the same property conveyed to FRANK L. WALDEN, TRUSTEE OF THE FRANK L. WALDEN REVOCABLE LIVING, by Warranty Deed from Roberta E. Sircy and Sheila Orlean Corr, of record in Record Instrument Number 20040513-0056242, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All COUNTY REAL PROPERTY taxes for the year 2007 and all subsequent years, not yet due and payable (MAP 50, PARCELS 47.01, 49.01, 51.00 AND 49.00).

2. All matters as set forth on the Plan of Final Plat of Nashville Commons of record in _____, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.