BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/07 14:02 2 pgs
Fees:13.00 Taxes:162.80
20070516-0058691

State of Tennessee)
County of Davidson)

G#20530-2

The actual consideration or value, whichever is greater, for this transfer is **$44,000.00**.

Affiant

Subscribed and sworn to before me, this the 14th day of May, 2007.

Notary Public

My commission expires: March 7, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
STEWART BUILDING GROUP, L.L.C.	**"NEW OWNER"**	**MAP 043-09-0, PARCELS 068.00 & 067.00**
118 W. Twelve Stones		**respectively**
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

MARK KING, a married man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEWART BUILDING GROUP, L.L.C., a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1:

LAND in Davidson County, Tennessee, being Lot No. 20 of Block "A" on the Plan of Overlook Estates, as of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING unimproved property, known as 245 Lovell Street, Madison, Tennessee 37115 ~ Map 043-09-0, Parcel 068.00.

TRACT NO. 2:

LAND in Davidson County, Tennessee, being the westerly 45 feet of Lot No. 21 of Block "A" on the Plan of Overlook Estates, as of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee, described as follows:

SAID westerly part of Lot No. 21 adjoins the eastern line of Lot No. 20, said subdivision, and fronts 45 feet on the northerly side of Wiley Street and runs back between parallel lines a distance of 135 feet, more or less, to a dead line in the rear, said line being the southern boundary of Lot No. 40, said subdivision.

BEING unimproved property, known as 247 Lovell Street, Madison, Tennessee 37115 ~ Map 043-09-0, Parcel 067.00.

BEING the same property conveyed to James Roberts, by Substitute Trustee's Deed dated January 25, 2007, from Steven J. Meisner, in his capacity as Substitute Trustee, of record in Instrument No. 20070125-0010485, Register's Office for Davidson County, Tennessee. And further conveyed to Mark King by Quitclaim Deed dated January 25, 2007, from James Roberts, of record in Instrument No. 20070126-0010868, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE HEREIN DESCRIBED PROPERTY IS UNIMPROVED AND IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is improved (____) UNIMPROVED (__X__) property, known as: **245 and 247 Lovell Street, Madison, TN 37115**.

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/our hand(s) this **14th** day of **May, 2007.**

MARK KING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARK KING, a married man ,** the 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 and official seal at Nashville, Tennessee, this **14th** day of **May, 2007.**

Notary Public

My Commission Expires: March 7, 2011

JENNIFER L. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN