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This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007060069

Davidson County DEEDWARR
Recvd: 06/29/07 11:39 2 pgs
Fees:13.00 Taxes:288.60
20070629-0077841

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $78,000.00

Sworn to and subscribed before me this 28th day of June, 2007.

James W. Fiala Jr.
Affiant

Bertie Jo Whitaker
Notary Public
My Commission Expires:

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
James W. Fiala, Jr. 1903 Seminole Avenue Nashville, TN 37211	Same as new owner	105-16-21.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paul M. Stewart and wife, Brigitte C. Stewart**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James W. Fiala, Jr. and Susan Jeanine Taylor, both unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot. No. 40, Section Two, Russwurm Heights, as of record in Book 2083, Page 101, Register's Office for said County.

Said Lot No. 40 fronts 82.5 feet on the westerly side of Seminole Avenue and runs back between parallel lines 150 feet to a dead line. Description is the same as in the previous deed of record.

Being the same property conveyed by Installment Deed from Harold Marshall, a single person to Paul M. Stewart and wife, Brigitte C. Stewart as recorded on the 7th day of April, 1982 in Book 5870, Page 460, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to plat of record in Book 2083, Page 101, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; 2007 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **1903 Seminole Avenue, Nashville, TN 37211.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that 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 otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of June, 2007

Paul M. Stewart

Brigitte C. Stewart

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Paul M. Stewart and Brigitte C. Stewart, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 28th day of June, 2007.

Notary Public
My Commission Expires:_____

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE