20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/07 11:13 2 pgs
Fees:13.00 Taxes:462.50

20070720-0086472

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

D. Annette Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 2007

Doris Coley
Notary Public

MY COMMISSION EXPIRES: 9/21/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stewart Building Group, LLC (NAME)	Same As New Owner (NAME)	MAP 61.15
118 W. Twelve Stones Crossing (ADDRESS)	(ADDRESS)	PARCELS 276 & 275
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Carolyn Lee Davis Kemper Wilson and husband, Houston R. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stewart Building Group, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING Lots Nos. 92 and 93 on the Map of M.N. Young's Inglewood Annex, as of record in Book 547, Page 197, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lots.

BEING the same property conveyed to Richard T. Kemper, Jr., and wife, Carolyn Lee Kemper, by Warranty Deed dated April 9, 1976, from Jean W. Moyers, a widow, of record in Book 5014, Page 752, Register's Office for Davidson County, Tennessee; The said Richard T. Kemper, Jr., having since died. Reference is hereby made to the Last Will & Testament of Richard Thompson Kemper, Jr. of record by Instrument No. 20020528-0063886, Register's Office for Davidson County, Tennessee. The said Carolyn Lee Kemper having since married and is now known as Carolyn Lee Davis Kemper Wilson.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

Houston R. Wilson joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property, by virtue of his marriage to Carolyn Lee Davis Kemper Wilson.

Carolyn Lee Kemper being one and the same person as Carolyn Lee Kemper Wilson and Carolyn Lee Wilson.

unimproved (X)
This is improved (X) property, known as 1315 Newman Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s. this 17th day of July, 2007

Carolyn Lee Davis Kemper Wilson
Carolyn Lee Davis Kemper Wilson

Houston R. Wilson
Houston R. Wilson

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 Carolyn Lee Davis Kemper Wilson and husband, Houston R. Wilson

the bargainor s, 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 and official seal at Goodlettsville Tennessee, this 17th day of July 2007.

Commission expires 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public