20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/07 11:33 3 pgs
Fees:18.00 Taxes:399.60

20070731-0090685

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 408,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 2007

Notary Public

MY COMMISSION EXPIRES: 6/26/07

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

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, 515 Rivergate Parkway, Suite [illegible] 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 43-09
118 West Twelve Stones Crossing (ADDRESS)	(ADDRESS)	PARCELS: 96, 98,
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	AND 69

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, James Tippitt

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:

TRACT I:
242 Lovell Street, Madison, TN 37115 - Map 43-9; Parcel 242

BEING the North 70 feet of the west 1/2 of Tract #17 of Block D on the Map of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 17 fronts 50.5 feet on the south side of Lovell Street as shown on the Map of Overlook Estates, as of record in Book 843, page 105, said Register's Office and runs back between parallel lines 70 feet to a dead line.

TRACT 2:
241 Cumberland Avenue, Madison, TN 37115 - Map 43-9; Parcel 98

BEING a certain tract of Land in Davidson County, Tennessee, described as follows, to-wit:
Tract 17, Block "D" of Woodlawn Estates, a subdivision in the County of Davidson, State of Tennessee, a plat of which is of record in Book 843, page 82, said Register's Office, to which reference is hereby made for a complete

CONTINUED

241 Cumberland Avenue and

unimproved ( )
This is improved (X) property, known as 241 and 242 Lovell Street, Madison, TN 37115
(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 my hand this 24th day of July, 2007

James Tippitt

LEGAL DESCRIPTION CONTINUATION

and accurate description of said Tract.

TRACT 3:
242 Lovell Street, Madison, TN 37115 - Map 43-9; Parcel 69

BEING Lot No. 19 of Block "A" on the Map of Overlook Estates, of record in Book 843, page 105, Register's Office for Davidson County, Tennessee.

SAID Lot No. 19 fronts 50 feet on the northerly side of Lovell Street and runs back between parallel lines 135 feet to a dead line.

BEING all of the same property conveyed to James Tippitt, by Warranty Deed from Jack Webb, Sole Heir at Law of John Douglas Ford and Lillie M. Ford, dated July 12, 2007, of record at Instrument No.20070719-008984, Register's Office for Davidson County, Tennessee.

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

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301, et seq., or other similar statute.

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 James Tippitt

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 Goodlettsville, Tennessee, this 24th 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