Davidson County DEEDWARR
Recvd: 09/17/07 08:24 3 pgs
Fees:18.00 Taxes:426.36
20070917-0110619

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 17th day of September, 2007, by and between THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE LEASE OR OTHERWISE ENCUMBER AND WITHOUT JOINDER OF ANY BENEFICIARY, hereinafter called Grantor, and NANCY SUTTON, MARRIED, 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, THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE LEASE OR OTHERWISE ENCUMBER AND WITHOUT JOINDER OF ANY BENEFICIARY, as Grantor, does hereby bargain, sell, transfer and convey unto NANCY SUTTON, MARRIED, hereinafter referred to as Grantee, her successors, heirs 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 Grantor 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"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject 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 518 EAST OLD HICKORY BLVD., MADISON, TN 37115.

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

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the Grantors on this the day and year first above written.

SELLER:

Thomas E. Stewart Trustee

THOMAS E. STEWART, TRUSTEE
Signature of Seller

_____

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE LEASE OR OTHERWISE ENCUMBER AND WITHOUT JOINDER OF ANY BENEFICIARY, the within named bargainors, 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** 7th **day of September, 2007.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

NANCY SUTTON
3726 Cedarwood Drive
Nashville, Tn 37216

Property Address:

518 EAST OLD HICKORY BLVD., MADISON, TN 37115

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 043-13, PARCEL 136.00

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 **$115232.37** 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.

Nancy Sutton
Affiant

Sworn to and subscribed before me, a Notary Public, this 7th day of **September, 2007.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-8045

EXHIBIT 'A'

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a stake in the center of the New Larkin Spring Road, or Old Hickory Boulevard, at a point South 81 1/2 degrees West 85 feet from B.I Bixler's northwest corner, thence South 8 1/2 degrees 330 feet to a stake in Fitch's northerly line; thence South 81 1/2 degrees west 70 feet to a stake; thence North 8 1/2 degrees West 330 feet to the center of said Old Hickory Boulevard; thence with the center of said Boulevard North 81 1/2 degrees East 70 feet to the beginning.

BEING the same property conveyed to THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE LEASE OR OTHERWISE ENCUMBER AND WITHOUT JOINDER OF ANY BENEFICIARY, by Warranty Deed from Garlin C. Satterfield, a married man, and Larry W. Satterfield, a married man, of record in Instrument Number 20030711-0096764, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 043-13, PARCEL 136.00).
2. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5120, page 281, Register's Office for DAVIDSON County, Tennessee.