20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 64,900.00

Cecilia D. Roberts
Affiant

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

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

Notary Public

MY COMMISSION EXPIRES: 8/23/11
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecilia D. Roberts (NAME)	Crown Mortgage Services (NAME)	MAP 43-9
242 Lovell Street (ADDRESS)	812 Wren Road (ADDRESS)	PARCEL 96
Madison, TN 37115 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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, Stewart Building Group, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cecilia D. Roberts

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 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.

BEING part of the same property conveyed to Stewart Building Group, LLC, by Warranty Deed from James Tippitt dated July 24, 2007, of record at Instrument No. 20070731-0090685, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/19/07 13:32 2 pgs
Fees:13.00 Taxes:240.13
20070919-0112198

unimproved ( )
This is improved (X) property, known as 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 17th day of September, 2007

Stewart Building Group, LLC
By: Curtis Stewart
Curtis Stewart, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Curtis Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he is the President of Stewart Building Group, LLC, a Tennessee Limited Liability Company, and that Curtis Stewart being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said Stewart Building Group, LLC by signing his name as such President.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 17th day of September, 2007.

C. Annette Maples

Notary Public



My Commission Expires DEC. 1, 2010

My Commission Expires:

12/1/10