Davidson County DEEDWARR
Recvd: 09/24/07 12:06 2 pgs
Fees:13.00 Taxes:508.75

20070924-0113672

Prepared By & Return To: Notary Seal present, but could not be reproduced.
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
07-2224

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of September, 2007.

Notary Public

Commission Expiration: 5/30/09

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER:
Phillip L. Lavallet
3009 Towne Valley Road
Antioch, TN 37013

SEND TAX BILLS TO:
Countywide Home Loans
P.O. Box 660694
Dallas, TX 75266-0694

MAP-PARCEL: 150-10/56

WARRANTY DEED

FOR AND IN 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,

William R. Stewart and wife, Kristi L. Stewart

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phillip L. Lavallet, unmarried

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 Lot No. 239 on the plan of Towne Village of the Country Section Three of record in Plat Book 5200, page 268 & 269, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William R. Stewart and wife, Kristi L. Stewart on 10/29/2001, by deed from Nancy C. Noga, filed for record on 11/05/2001, in Instrument Number 20011105-0120940, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **3009 Towne Valley Road Antioch, TN 37013**

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 20th day of September, 2007.

William R. Stewart

Kristi L. Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William R. Stewart and wife, Kristi L. Stewart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20 day of September, 2007.

DeAnna Gwyn
Notary Public

Commission Expiration: 5/30/09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Bill Garrett
Davidson County Register of Deeds