Davidson County DEEDWARR
Recvd: 11/13/07 11:36 2 pgs
Fees:13.00 Taxes:999.00

20071113-0132906

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-07900341

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of October, 2007

Notary Public

MY COMMISSION EXPIRES: 01/24/09

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL G. STEWART 1409 CALVIN AVENUE NASHVILLE, TN 37206	Countrywide PO Box 10423 Van Nuys, CA 91410-0423	083-05-0-417.00

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,

JOHN MARSHALL HOLLEMAN and wife, ROBIN ELAINE JACKSON

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

MICHAEL G. GILMAN STEWART and wife, RUTH C. STEWART

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:

Being Lot No. 5 of Block "C" on the map of a Subdivision of The Hollins Home Place of record in Book 843, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Marshall Holleman and wife, Robin Elaine Jackson, by Warranty Deed from Frank Scott Kellow and wife, Brenda Mae Kellow, dated 9-30-94 and recorded 10-4-94 in Book 9483, page 386, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1409 CALVIN AVENUE, NASHVILLE, TN 37206**
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 hands this 31st day of October, 2007.

John Marshall Holleman by Cindy Evans, Attorney-in-Fact
JOHN MARSHALL HOLLEMAN BY CINDY EVANS, ATTORNEY IN FACT

Robin Elaine Jackson by Cindy Evans, Attorney-in-Fact
ROBIN ELAINE JACKSON BY CINDY EVANS, ATTORNEY IN FACT

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 _____ the bargainor(s) 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 _____ day of October, 2007.

Commission Expires:_____ _____
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 _____, 2007.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of October, 2007, before me personally appeared Cindy Evans to me known to be the person who executed the foregoing instrument in behalf of John Marshall Holleman and wife, Robin Elaine Jackson as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said John Marshall Holleman and wife, Robin Elaine Jackson.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of October, 2007.

Commission Expires:_____ Gail C. Victory
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010