Davidson County DEEDWARR
Recvd: 02/04/08 10:55 3 pgs
Fees:18.00 Taxes:1661.30
20080204-0011241

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 25 day of January, 2008, by and between THOMAS E. STEWART and BETH P. STEWART, HUSBAND AND WIFE, AS TENANTS IN COMMON, hereinafter called Grantors, and NANCY E. GREEN, 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 and BETH P. STEWART, HUSBAND AND WIFE, AS TENANTS IN COMMON, as Grantors, do hereby bargain, sell, transfer and convey unto NANCY E. GREEN, 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 Grantors 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 to 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 3730 CEDARWOOD DRIVE, NASHVILLE, TENNESSEE 37216.

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

Grantors further covenant and bind themselves and their 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 hands and seals of the Grantors on this the day and year first above written.

SELLER:

Thomas E. Stewart
THOMAS E. STEWART
Signature of Seller

Beth P. Stewart
BETH P. STEWART
Signature of Seller

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, THOMAS E. STEWART and BETH P. STEWART, HUSBAND AND WIFE, AS TENANTS IN COMMON, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, on this the 25 day of January, 2008.

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

NANCY E. GREEN
3730 Cedarwood Dr.
Nashville, TN 37216

Property Address:

3730 CEDARWOOD DRIVE, NASHVILLE, TENNESSEE 37216

Person Responsible for Taxes:

New Owner

Map & Parcel #: MAP 062-09-0, PARCEL 038.00

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 **$449000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this 25 day of **January, 2008.**

Notary Public

My Commission Expires: 7-2-10

RETURN TO:

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

08-8102

EXHIBIT 'A'

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 6 on the Map of Riverwood Subdivision, being a subdivision of the East part of Lot No. 4 in the Division of the William Williams Lands on the Gallatin Turnpike, as of record in Book 547, page 62, Register's Office for Davidson County, Tennessee, and described as follows:

Lot No. 6 fronts 100 feet on the easterly side of a 30-foot avenue and runs back between parallel lines 294 feet on the south line and 297 feet on the north line to the Cumberland River and shows 100 feet on said river.

Being the same property conveyed to THOMAS E. STEWART and BETH P. STEWART, HUSBAND AND WIFE, AS TENANTS IN COMMON, by deed from THOMAS E. AND BETH P. STEWART, AS TENANTS BY THE ENTIRETY, of record in Instrument No. 20071012-0121760, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 062-09-0, PARCEL 038.00).

2. All matters as set forth on the Map of Riverwood Subdivision of record in Plat Book 547, page 62, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.