THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No. 25880**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $907,000.00 Affiant Subscribed and sworn to before me, this 15 day of April, 2008. Notary Public My Commission Expires:

THOMAS E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner(s): Fifth Third Bank, N.A., a national banking association V.P. Corporate Facilities –Real Estate 38 Fountain Square Plaza, MD10ATA1 Cincinnati, OH 45263	Send Tax Bills to New Owner	Tax Information: Map/Parcel: 43-09-399

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, THOMAS E. STEWART ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to FIFTH THIRD BANK, N.A., a national banking association ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 306 Gallatin Road, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "B" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 04/15/08 12:51 4 pgs
Fees:23.00 Taxes:3355.90
20080415-0038112

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of April, 2008.

THOMAS E. STEWART

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas E. Stewart, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2008.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Exhibit "A"
Legal Description

Being Lot 1 on the Final Plat, Madison Church of Christ Subdivision recorded as Instrument No. 20080415-0036110 Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Thomas E. Stewart by quitclaim deed from Thomas E. Stewart and Beth P. Stewart, Trustees of the Stewart Family Living Trust UTA Dated June 30, 2003, and any amendments thereto, of record in Instrument No. 20071012-0121757, Register's Office for Davidson County, Tennessee and by quitclaim deed from Madison Church of Christ, a Tennessee not-for-profit corporation recorded as Instrument No. 20080415-0036111, Register's Office for Davidson County, Tennessee.

Exhibit "B"
Permitted Encumbrances

1. County taxes for the year 2008, which have been prorated and assumed by Grantee.

2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3375, page 410, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Final Plat, Madison Church of Christ Subdivision, recorded as Instrument No 20080415-0036110, Register's Office for Davidson County, Tennessee.

4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 4896, page 85, Register's Office for Davidson County, Tennessee.