Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/03/09 15:31 3 pgs
Fees:18.00 Taxes:388.50
20090603-0051422

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Subscribed and sworn to before me, this 21st day of May, 2009.

Notary Public
My commission expires: July 16, 2011

Notary Public At Large
COUNTY, TN

03-0905-35958

Address of New Owner:	Send Tax Bills to:	Tax Information
Bestway Janitorial Services, Inc.	Bestway Janitorial	81-11-0-417
1211 Buchanan Street	412 Edencrest Court	
Nashville TN 37208	Antioch, TN 37013	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edith B. Stuart, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bestway Janitorial Services, Inc., hereinafter called the Grantees, their successors 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 more particularly described as follows:

TRACT I: Being a part of Lot No. 191 in D. T. McGavock and others, Additions called, the Addition to the Town of McGavock, a plan which is found of record in Book 21, Page 41, of the Register's Office for Davidson County, Tennessee; beginning on the southerly side of Buchanan Street, formerly Hydes Ferry Pike, at a point 50 feet eastwardly from the easterly margin of 14th Avenue North, formerly Alberta Avenue, running thence eastwardly along the southerly margin of Buchanan Street 50 feet; thence southerly parallel with the 14th Avenue to a point on the line between Lots No. 191 and 192, said point being 86 feet from said Avenue; thence westwardly along said last mentioned line separating Lots No. 191 and 192, 43 feet to a point 43 feet from 14th Avenue; thence northerly parallel with 14th Avenue about 173 feet to the point of beginning on Buchanan Street.

TRACT II: Being the southwest corner of Lot No. 191 in McGavock, Wetmore and others, Second Addition to Nashville, called the Addition to the Town of McGavock, described as follows:

Beginning on the easterly margin of 14th Avenue North, formerly Alberta Avenue, at the corner of Lots No. 191 and 192; thence with the line between said two lots easterly 43 feet; thence parallel with said Avenue northerly 48 feet to Jacksons' southeast corner; thence with his line westerly 43 feet to the easterly margin of said Avenue; thence with said Avenue southerly 48 feet to the beginning.

Being the same property conveyed to Charles O. Stuart by deed from William E. Nix and wife, Theresa M. Nix, dated October 17, 1994, recorded October 18, 1994, of record in Book 9495, Page 991, Register's Office for Davidson County, Tennessee. Charles O. Stuart having since died, testate, and by Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 01P-2018, and Order For Probate of record in Instrument No. 20020219-0020433, Register's Office for Davidson County, Tennessee, devised subject property to Edith B. Stuart.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1211 Buchanan Street, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21st day of May, 2009.

Edith B Stuart

Edith B. Stuart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edith B. Stuart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 21st day of May, 2009.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/11/13

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
SEAL

Notary Public

My Commission Expires: June 20, 2011

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