Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090038432 DEEDWARR
Recvd: 06/09/09 14:28 2 pgs
Fees:13.00 Taxes:898.73
20090609-0053564

39-B
File #09-1140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tod P. Ellsworth and spouse, Melinda C. Ellsworth**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin D. Stewart, and wife, Rebekah M. Stewart**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 572 on the Plan of Section Fourteen, Caldwell Hall of record in Book 3300, page 77, Register's Office for said County.

Said Lot No. 572 fronts 100.00 feet on the northerly margin of Merrill Drive and extends back 125.0 feet on the easterly line and 200.34 feet on the westerly line to a dead line in the rear measuring 99.59 feet thereon.

Being the same property conveyed to Tod P. Ellsworth and spouse, Melinda C. Ellsworth by deed from Michael J. Strinich and spouse, Cynthia A. Phillips Strinich dated May 30, 2001 of record in Instrument No. 20010531-0056570, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4820 Merrill Lane, Nashville TN, 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 4th day of June, 2009.

Tod P. Ellsworth

Tod P. Ellsworth

Melinda C. Ellsworth

Melinda C. Ellsworth

State of Tennessee)
County of Davidson)

On this 4th day of June, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tod P. Ellsworth and Melinda C. Ellsworth, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 242,900.00.

Affiant

Sworn and subscribed before me on this the 4th day of June, 2009.

Notary Public

My Commission Expires: 7-25-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Benjamin D. Stewart 4820 Merrill Lane Nashville, TN 37211	Pinnacle National Bank 211 Commerce Street, Ste. 300 Nashville, TN 37201	146-8-31