BILL GARRETT, Davidson County
Trans:T20090065269 DEEDWARR
Recvd: 09/24/09 12:15 6 pgs
Fees:33.00 Taxes:301.55

20090924-0088931

This Instrument Prepared By:
BOTTORFF & KAVIN, PLC (TIB)
The Ramparts Building, Suite 120
155 Franklin Road
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
James G. Stewart 3030 Casa Drive Nashville, TN 37214	Bank Tennessee 2915 Forest Hill Irene Road Germantown, TN 38139	Map 108-3 Parcel 57

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater is $ 81,500.00

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

James G. Stewart
Affiant

My Commission Expires 11/7/12

Subscribed and sworn to before me this 16th day of September 2009.

Notary Public

W I T N E S S E T H:

WHEREAS, on or about June 8, 2001, Laura E. DeMarco, unmarried, and her adult son, Jackson Earl Colee (a/k/a Jack Colee), unmarried, purchased, as tenants in common, Lot No. 105A, Zone Lot Division, Patio Villa, Section 5, (known as 3030 Casa Drive, Nashville, Tennessee), as more fully described in a Warranty Deed of record as Instrument No. 20010613-0062523, Register's Office, Davidson County, Tennessee (the "Property"); and,

WHEREAS, on or about August 6, 2009, the said Laura E. DeMarco and the said Jackson Earl Colee entered into a Purchase and Sale Agreement to sell the Property to James G. Stewart; and,

WHEREAS, the said Jackson Earl Colee, a resident of Jackson, Madison County, Tennessee, died on August 16, 2009; and,

WHEREAS, Sandra Reynolds, the sister of Jackson Earl Colee, deceased, filed a Petition with the Probate Clerk for Madison County, Tennessee to probate a paper writing dated February 5, 2002 which purported to be the Last Will and Testament of Jackson Earl Colee, deceased, and to be appointed Executrix thereof; and,

WHEREAS, the said Petition, Case No. 09-14654, was heard by Judge Christy P. Little in the General Sessions Court for Madison County, Tennessee (Probate Division); and,

WHEREAS, upon the hearing of the Petition, Judge Little declared the said paper writing to be the Last Will and Testament of Jackson Earl Colee, deceased, admitted the Will to probate, and appointed Sandra Reynolds as Executrix thereof; and,

WHEREAS, upon Sandra Reynolds taking the prescribed Executor's Oath, the Probate Clerk issued Letters Testamentary to Sandra Reynolds as evidence of her authority to act as the Executrix of the Last Will and Testament of her brother, Jackson Earl Colee, deceased, and as his personal representative in the administration of his estate; and,

WHEREAS, pursuant to T.C.A. § 66-4-101, Sandra Reynolds as Executrix of the Last Will and Testament of Jackson Earl Colee, deceased, and as his personal representative in the administration of his estate, is vested with the power and authority to execute the conveyance of the Property to James G. Stewart, pursuant to the terms of the aforesaid Purchase and Sale Agreement dated August 6, 2009; and,

WHEREAS, in his Last Will and Testament the said Jackson Earl Colee, deceased, devised his one-half (1/2) undivided interest in the Property to his sister, Sandra Reynolds; and,

WHEREAS, pursuant to T.C.A. § 31-2-103, title to the one-half (1/2) undivided interest of Jackson Earl Colee, deceased, in and to the Property is now vested in Sandra Reynolds, individually; and,

WHEREAS, Sandra Reynolds, as Executrix of the Last Will and Testament of Jackson Earl Colee, deceased, and as his personal representative in the administration of his estate, and individually as the devisee of said one-half (1/2) undivided interest in the Property, has determined that it is in the manifest best interest of the estate of Jackson Earl Colee, deceased, and in her manifest best interest individually to consummate the conveyance of the said one-half (1/2) undivided interest in and to the Property to James G. Stewart pursuant to the terms of the said Purchase and Sale Agreement; and,

WHEREAS, Sandra Reynolds is also the daughter of Laura E. DeMarco, the owner of the other one-half (1/2) undivided interest in the Property; and,

WHEREAS, Sandra Reynolds is the attorney-in-fact for her said mother, as evidenced by a Durable Power of Attorney of record as Instrument No. 20090825-0080129, Register's Office, Davidson County, Tennessee.

NOW, THEREFORE, for and in consideration of the foregoing recitations, the sum of ten dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Sandra Reynolds, as Executrix of the Last Will and Testament of Jackson Earl Colee, deceased, and as his personal representative in the administration of his estate, and Sandra Reynolds, individually, as the devisee of the one-half (1/2) undivided interest of Jackson Earl Colee, (now deceased), in the Property, and Laura E. DeMarco, as to her one-half (1/2) undivided interest in the Property, hereinafter called the "Grantors", by these presents do hereby transfer and convey unto James G. Stewart, unmarried, hereinafter called the "Grantee", all of the Grantors' rights, title, and interest, respectively, in and to a certain tract or parcel of land in Davidson County, Tennessee, more fully described as follows to wit:

See Exhibit A

This is improved property known as 3030 Casa Drive, Nashville, Tennessee 37214.

This conveyance is made subject to the Master Deed of record in Book 6199, page 70, Register's Office, Davidson County, Tennessee, all matters showing on the Plat of record in Plat Book 5200, page 633, as amended, Register's Office, Davidson County, Tennessee, all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is also subject to the real property taxes for 2009 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever;

AND the said Sandra Reynolds in her capacity as Executrix of the Last Will and Testament of Jackson Earl Colee, deceased, and as his personal representative in the administration of his estate does hereby covenant with the Grantee that Jackson Earl Colee (a/k/a Jack Colee) was at the time of his death lawfully seized and possessed of a one-half (1/2) undivided interest in the said Property in fee simple, had a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Sandra Reynolds, individually, does covenant with the Grantees that she is lawfully seized and possessed of the said one-half (1/2) undivided interest in the Property that was devised to her in the Last Will and Testament of Jackson Earl Colee, deceased, in fee simple, she has a good right to convey it and the same is unemcumbered except for the matters hereinabove mentioned.

AND Laura E. DeMarco does covenant with the Grantee that she is lawfully seized and possessed of a one-half (1/2) undivided interest in said Property in fee simple, has a good right to convey it, and the same is free and unemcumbered except for the matters hereinabove mentioned.

AND Sandra Reynolds, as Executrix of the Last Will and Testament of Jackson Earl Colee, deceased, and as his personal representative in the administration of his estate, does further covenant and warrant to the Grantee, and his heirs and assigns, to forever defend the title to the one-half (1/2) undivided interest in the said real property vested in Jackson Earl Colee (now deceased) against the lawful claims of all persons claiming by or through said Jackson Earl Colee, (now deceased).

AND Sandra Reynolds, individually, does further covenant and warrant to the Grantee, and his heirs and assigns, to forever defend the title to the said one-half (1/2) undivided interest in the said real property as devised to her in the Last Will and Testament of Jackson Earl Colee, deceased, against the lawful claims of all persons claiming by or through Sandra Reynolds, individually.

AND Laura E. DeMarco, individually, does further covenant and warrant to the Grantee, and his heirs and assigns, to and forever defend the title to her one-half (1/2) undivided interest in the said real property against the lawful claims of all persons claiming by or through the said Laura E. DeMarco.

IN WITNESS WHEREOF, the Grantors have each hereunto set their hand on this the __ day of September 2009.

GRANTORS:

x Sandra Reynolds Executrix
Sandra Reynolds, Executrix of the
Last Will and Testament of Jackson Earl Colee,
deceased

x Sandra Reynolds
Sandra Reynolds, individually

x Laura E DeMarco by Sandra Reynolds, AIF
Laura E. DeMarco

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 Sandra Reynolds, Executrix of the Last Will and Testament of Jackson Earl Colee, deceased, and as his personal representative in the administration of his estate, with whom I am personally acquainted and who acknowledged, upon oath, that as such Executrix and personal representative, she executed the within named instrument for the purpose therein contained as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of September 2009.

Notary Public

My Commission Expires: 1/10/2010

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 Sandra Reynolds, individually, with whom I am personally acquainted and who acknowledged, upon oath, that she executed the within named instrument for the purpose therein contained as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of September 2009.

Notary Public

My Commission Expires: 1/10/2010

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sandra Reynolds, as attorney in fact for the within named Laura E. DeMarco, individually, with whom I am personally acquainted and who acknowledged, upon oath, that as such attorney in fact, she executed the within named instrument for the purpose therein contained by signing the name of Laura E. DeMarco as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of September 2009.

Notary Public

My Commission Expires: 1/10/2010

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being all of Lot 105A on the Plan of Zone Lot Division, Lots No. 42-48 and 102-107, Patio Villa, Section 5, of record in Plat Book 5200, page 686, which amends the Plan of Patio Villa of record in in Plat Book 5200, page 633, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jack Colee and Laura E. Demarco, both unmarried, by deed from Carole L. Beltz, unmarried of record in Instr. 20010613-0062523, Register's Office for Davidson County, Tennessee.