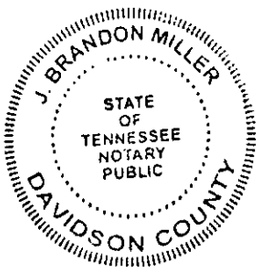
BILL GARRETT, Davidson County
Trans:T20090072947 DEEDWARR
Recvd: 10/27/09 14:16 2 pgs
Fees:13.00 Taxes:575.35
20091027-0099134

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,500.00.

Brittany Lora Stewart
Affiant

Subscribed and sworn to before me, this the 26th day of October, 2009.

J. Brandon Miller
Notary Public

My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brittany Lora Stewart	Fifth Third Mortgage Co.	Map: 72-10
1706 Northview Avenue	5001 Kingsley Drive	Parcel: 220
Nashville, TN 37216	Cincinnati, OH 45227	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **A PLACE IN THE SUN INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITTANY LORA STEWART, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Tract of land in the 11th Civil District of Davidson County, Tennessee, being Lot Nos. 3 & 4, on an unrecorded plan of lots described according to a survey made by Pete Meyer, of February 17, 1946, and also described according to a survey made by T.R. Sanford, Surveyor dated June 27, 1961 as follows:

Beginning at a point in the center of Northview Avenue 249 feet south of the center line of Moneta Avenue; thence North 88° 45' West, 147.5 feet, more or less, to the easterly margin of the L & N Railroad right-of-Way; thence southerly along said right-of-way 120 feet to a point; thence south 88° 45' East 161.5 feet, more or less, to the center line of Northview Avenue; thence with the center line of same northerly 120 feet to the point of beginning.

Included in the above described property but expressly excluded therefrom is the land located in the 7th Councilmanic District of Davidson County, Tennessee, being the same property conveyed to Eric J. Lesueur and wife, Jerri Dawn Lesueur by deed dated June 19, 2006 from George H. Patton, unmarried, of record in Instrument No. 20060629-0077947, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Being all of Lot No. 4 on the unrecorded plan of lots according to a survey by Pete Meyer dated February 17, 1946 and T.R. Sanford Dated June 27, 1961, described more particularly according to a survey dated June 15, 2006 by Mark Devendorf (TN RLS No. 1838) as follows:

Beginning at an iron pipe (old) on the westerly margin of Northview Avenue (40' wide Right-of-way), said pipe being the northeast corner of the Valerie R. Perry and Barbara S. Counts land (Book 7425, page 795, Register's Office for Davidson County, Tennessee); thence leaving said margin with said Perry/Counts N 88° 45' 00" W

143.62 feet to an iron rod (new) in the easterly margin of a railroad right of way; thence with said railroad right of way N 08° 21' 27" E 60.00 feet to an iron rod (new) at the southwest corner of the George H. Patton land (Book 10486, page 239, RODC, TN); thence with said Patton S 88° 55' 14" E 136.58 feet to an iron rod (old) in said westerly margin of Northview Avenue; thence with the said westerly margin S 01° 37' 18" W 59.95 feet to the point of beginning, containing 0.19 acres more or less.

Being the same property conveyed to A Place In The Sun Inc., a Tennessee Corporation by Warranty Deed dated June 19, 2006 from George H. Patton, unmarried, of record in Instrument No. 20060620-0073398, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1706 Northview Avenue, Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of October, 2009.

A PLACE IN THE SUN INC.

By: Tina Tsui
Name: Tina Tsui
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tina Tsui, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of A Place in the Sun, Inc., a Tennessee corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 26th day of October, 2009.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

