WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $409,500.00.

Affiant

Subscribed and sworn to me on October 30, 2009.

NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans: T20090074997 DEEDWARR
Recvd: 11/03/09 13:57 2 pgs
Fees: 13.00 Taxes: 1515.15
20091103-0101555

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24196SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Gary G. Suggs 3005-B Lakeshore Drive Old Hickory, TN 37138	SAME AS NEW OWNER	53-12-162

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gary W. Stewart and wife, Cathleen Stewart, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto Gary G. Suggs, an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 5 and 6, Block 26, and the east parts of Lots Nos. 6-10, both inclusive, Block 19, a part of Reid Boulevard and a part of 32nd Street, as closed by Instrument of record in Book 2798, page 348, in the Register's Office for Davidson County, and as shown on the Plan of Life and Casualty Insurance Company's Subdivision of the Dabbs and Elliotts Property of record in Book 547, page 127, in said Register's Office, and described according to a Survey thereof made 8/24/1959 by Ralph W.C. Lambert, Surveyor, as follows:

Beginning at an iron pin in the north margin of Pitts Avenue, now called Lakeshore Drive, in the centerline of 32nd Street, now closed as shown on said Plan; thence with the center line of 32nd Street, as closed, northeasterly 270 feet to an iron pin in the centerline of said Reid Boulevard, now closed; thence with the center of said Boulevard, southeasterly 25 feet to a point; thence northeasterly 122 feet to an iron pin in the south line of U.S. Government Property; thence, with the line of said Government Property, northwesterly 110 feet to an iron pipe; thence southwesterly 396.5 feet to an iron pin in the margin of Lakeshore Drive; thence with the margin of said Drive, southeasterly 78 feet to the point of beginning.

Being the same property conveyed to Gary W. Stewart, married, and Vincent L. King, unmarried, by Warranty Deed dated November 19, 2001, from Michael E. Clemas and wife, Rosemary Clemas, of record as Instrument No. 20011207-0134924 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 21, 2007, of record as Instrument No. 20070621-0074161 in said Register's Office, Vincent L. King, unmarried, conveyed all his right, title and interest in said property to Gary W. Stewart.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County taxes which have been paid by the Grantor and subsequent years assumed by the Grantee; and
2. Matters shown on plan of record in Book 547, page 127, and instrument of record in Book 2798, page 348, in the Register's Office for Davidson County, Tennessee.
3. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.
4. Easement for the flow of the waters of the Cumberland River and the rights of the public therein.
5. Rights of upper and lower riparian owners to the flow of the Cumberland River, free from diminution or pollution.
6. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3005-B Lakeshore Drive, Old Hickory, TN 37138.

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, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on October 30, 2009.

Gary W. Stewart

Cathleen Stewart

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 30, 2009, before me personally appeared Gary W. Stewart and Cathleen Stewart to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on October 30, 2009.

NOTARY PUBLIC

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 7, 2013
STATE OF TENNESSEE