BILL GARRETT, Davidson County
Trans:T20100005158 DEEDWARR
Recvd: 01/26/10 16:03 2 pgs
Fees:13.00 Taxes:170.20

20100126-0006698

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2010.

NOTARY PUBLIC

My Commission expires:

ALLISON BARNWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Stan Vaught and Todd Davidson	Stan Vaught and Todd Davidson	Map: 04309034200 Parcel:
(NAME) 1535 W. Northfield Blvd Suite 17	(NAME) 1535 W. Northfield Blvd Suite 17	Map: Parcel:
(ADDRESS) Murfreesboro, TN 37129	(ADDRESS) Murfreesboro, TN 37129	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

NANCY SUTTON, CO-PERSONAL REPRESENTATIVE AND KRISTIE S. TAYLOR, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF THOMAS E. STEWART

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

STAN VAUGHT AND TODD DAVIDSON

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING known as part of the Bixler Property and described by a survey made by George W. Watkins, Surveyor, dated June 28, 1955, and described as follows:

BEGINNING at an iron pin at the northwest corner of Delaware Avenue and Burrwood Street (now State Rt. 45); thence with the said Avenue with a curve radius to the right of 867.54 feet, a distance of 99.5 feet to the southeast corner of the lot conveyed to Willie K. Flatt and wife, of record in Book 2487, page 575, Register's Office for said County; thence westerly along Flatt's southerly line 200 feet to a point; thence South 13 degrees 30' West 109 feet to an iron pin in the north margin of Burrwood Street (now State Rt. 45); thence with said street, North 82 degrees 08' East 200 feet to the beginning.

Being the same property conveyed to Thomas E. Stewart, by deed from Thomas E. Stewart & Beth P. Stewart, Trustees of the Stewart Family Living Trust UTA, now revoked, of record in Instrument No. 20081021-0105563, dated June 23, 2008, said Register's Office. Thomas E. Stewart died testate on April 6, 2009. By Order Declaring Estate Insolvent in the Probate Court for Davidson County, Tennessee, Docket No. 09P-858, the Court authorized the Co-Personal Representatives, Nancy Sutton and Kristie S. Taylor, to sell the real estate and execute deeds of conveyance.

This is improved property known as 311 Delaware Avenue, Madison, TN .

This conveyance is subject to the following:

1) Property taxes for the year 2010 are to be assumed by grantee.
2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5002, page 130, said Register' Office.

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 and assigns, forever. We do covenant with said GRANTEES that 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this ____ day of January, 2010.

ESTATE OF THOMAS E. STEWART

Nancy Sutton, Co-Personal Representative

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Nancy Sutton, Co-Personal Representative, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 20th day of January, 2010.

NOTARY PUBLIC

My Commission expires:

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

ESTATE OF THOMAS E. STEWART

Kristie S. Taylor, Co-Personal Representative

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kristie S. Taylor, Co-Personal Representative, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 20th day of January, 2010.

NOTARY PUBLIC

My Commission expires:

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013