THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 **BOX 50-B** **PREPARED BY: RETURN TO:** **BANKERS TITLE & ESCROW CORP.** **3310 WEST END AVE.** **NASHVILLE, TN 37203**	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 396,000.00. + Linda Beville Darden Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF May, 2010. Notary Public MY COMMISSION EXPIRES: 1-4-12 (AFFIX SEAL)

JAMES A. HAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Beville Darden	Avenue Bank	MAP 118-05-0
842 Clayton Avenue	3823 Cleghorn Ave.	PARCEL 173.00
Nashville, TN 37204	Nashville, Tennessee 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **R. Carlton Stewart IV and wife, Lutitia Moss Stewart**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda Beville Darden, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson county, Tennessee, being Lot No. 6 on the Map of C.B. Kelly's Subdivision of the South part of Lot Numbers 29, 30 and 31, Battlefield Estates, Section Number 1, not of record and being more particularly described according to a survey by Z.J. Wilkinson, Surveyor, dated August 4, 1941, as follows:

Beginning at a point in the northerly margin of Clayton Avenue, the common corner of Lot Numbers 6 and 7, which point is 375 feet east of the easterly margin of Craig Avenue; thence with the line between said Lots, northerly 175 feet to a point; thence easterly 75 feet to a point; the common corner of Lot Numbers 5 and 6; thence with the line between said lots, southerly 175 feet to the northerly margin of Clayton Avenue; thence with the margin of the same, westerly 75 feet to the point of beginning.

Being the same property conveyed to R. Carlton Stewart, IV and Lutitia Moss Stewart, husband and wife by quitclaim deed from Lutitia Moss, unmarried, of record in Instrument No. 20091012-0094708, in the Registers Office for Davidson County, Tennessee, dated October 5, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED (X) IMPROVED property known as **842 Clayton Avenue, Nashville, TN 37204.**

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 hand( ) this the 25th day of May, 2010.

R. Carlton Stewart IV

Lutitia Moss Stewart

BILL GARRETT, Davidson County
Trans:T20100033798 DEEDWARR
Recvd: 06/03/10 14:29 2 pgs
Fees:13.00 Taxes:1465.20

20100603-0043102

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 **R. Carlton Stewart IV** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of May, 2010.

My Commission expires 1-9-12

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

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 **Lutitia Moss Stewart** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of May, 2010.

My Commission expires 1-9-12

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN