WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of July, 2010

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ronald S. Reiserer	SunTrust Mortgage, Inc.	Parcel ID:
912 Crownhill Drive	401 Commerce St., Ste. 6100	10616001900
Nashville, TN 37217	Nashville, TN 37219	

FOR AND IN 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

Harold F. Stewart, Trustee of the Stewart Joint Revocable Living Trust Agreement

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

Ronald S. Reiserer and wife, Gilma Adunas

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. 70 on the Plan of Hill-N-Dale Acres, of record in Book 2900, Page 33, Register's Office for said County, more particularly described as follows:

Said Lot No. 70 fronts 100.0 feet on the easterly margin of Crownhill Drive and extends back between lines measuring 150.0 feet on the northerly side and 137.0 feet on the southerly side to a dead line in the rear on which it measures 100.5 feet.

BEING the same property conveyed to Harold F. Stewart by Quitclaim Deed from Harold F. Stewart and Helen M. Stewart, of record in Book 8693, Page 310, dated May 27, 1988, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 33, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 912 Crownhill Drive, Nashville, TN 37217

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 my hand this 14th day of July, 2010.

Harold F. Stewart, Trustee

BILL GARRETT, Davidson County
Trans:T20100043355 DEEDWARR
Recvd: 07/15/10 10:35 2 pgs
Fees:13.00 Taxes:481.00
20100715-0055493

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 Harold F. Stewart, Trustee of The Stewart Joint Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Trustee of The Stewart Joint Revocable Living Trust, and as such Trustee, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 2010.

My Commission Expires: 11-22-10

Notary Public

