BILL GARRETT, Davidson County
Trans:T20110002352 DEEDWARR
Recvd: 01/12/11 12:12 2 pgs
Fees:13.00 Taxes:4255.00
20110112-0003324

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00. Affiant Subscribed and sworn to before me this 7th day of January, 2011. Notary Public My Commission Expires: _____

Address New Owner As Follows:
Edgar Stuart and Hettie Stuart
4236 Lindawood Drive
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map-Parcel Number:
131-01-0-088.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE**, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EDGAR STUART AND WIFE, HETTIE STUART**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Addition to Lindawood, as of record in Book 2854, page 140, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Castleman Drive at the corner of Lot Nos. 1 and 2; thence with the line between said two lots southerly 226.7 feet; thence north 88 deg. 15 min. West 205 feet to the easterly margin of Lindawood Drive; thence with the same northerly 190 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 39.27 feet to the southerly margin of Castleman Drive; thence with the same easterly 142 feet to the beginning.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by deed from Kathleen Davenport, an unmarried person, of record at Instrument No. 20100608-0044556, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on Plan of record in Book 2854, page 140, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4236 Lindawood Drive, Nashville, TN 37215.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 10th day of January, 2011.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

BY: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 10th day of January, 2011.

_____
Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 5, 2014

422753.1/200738