BILL GARRETT, Davidson County
Trans:T20110010023 DEEDWARR
Recvd: 02/17/11 10:07 2 pgs
Fees:13.00 Taxes:928.70
20110217-0013464

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $251,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2011.

NOTARY PUBLIC

My commission expires:

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacquelyn M. Stewart 795 Rodney Drive Nashville, TN 37205	Fifth Third Mtg Co. P.O. Box 630170 Cincinnati, OH 45263	115-13-26.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty One Thousand and 00/100 Dollars ($251,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MONETTA LYNN HIGGS FURLONG, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JACQUELYN M. STEWART, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of West Meade Hills, Sectiobn 8, which is of record in Book 3600, Pages 61 and 62, Register's Office for Davidson County, Tennessee and described as follows:

SAID Lot No. 213 fronts 154.66 feet on the westerly side of Rodney Drive and extends back 286.55 feet on the northerly line and extends 356.27 feet on the southerly line to the rear, which is a broken line measuring 92.59 feet and 80.68 feet thereon.

Being the same property conveyed to Monetta Lynn Higgs Furlong, by Quitclaim Deed from George C. Furlong, dated 3/24/2004, recorded 03/24/2004, of record in Instrument No. 20040324-0033502, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2011 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 15th day of February, 2011.

MONETTA LYNN HIGGS FURLONG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Monetta Lynn Higgs Furlong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of February, 2011.

Notary Public

Terry R. Slater
Printed Notary Name

My commission expires: 8/20/2013

TERRY R. SLATER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY