BILL GARRETT, Davidson County
Trans:T20110045026 DEEDWARR
Recvd: 07/26/11 08:14 2 pgs
Fees:13.00 Taxes:370.00
20110726-0056957

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Marsha A. Sorensen
Affiant

DEBRON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this 21st day of July, 2011.

Notary Public:
My Commission Expires 11/20/2012

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
John Robert Stewart 324 Shepherd Hills Dr. Madison, TN 37115	John Robert Stewart 324 Shepherd Hills Dr. Madison, TN 37115	03407001600

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gerald Burchett**, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John Robert Stewart**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Beginning at a point on the southwesterly margin of Shepards Hills Drive, thence south 56 deg. 05' East 125 feet from the northeast corner of lot No. 8 of the plan of Shepard Hills, Section 2, as of record in Book 2900, Page 12, R.O.D.C., TN; thence with the southerwesterly margin of said Drive, South 56 Deg. 05' East 125 feet; thence South 33 deg. 55' West 186 feet thence North 62 deg. 46' West feet; thence North 77 deg. 40' West 47.3 feet; thence North 33 Deg. 55' East 213.7 feet to the beginning.

Being the same property conveyed to Gerald Burchette, married, by Warranty Deed from Regions Bank successor by merger to Union Planters Bank, N.A., dated April 8, 2011, recorded April 14, 2011, in Instrument Number 20110414-0028838, Register's Office for Davidson County, Tennessee.

This property is subject to the following:

Any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2011 and subsequent years.

Restrictive Covenants of record in Book 2442, Page 334, and Book 2862, Page 555, Register's Office for Davidson County, Tennessee.

Sewer and drainage Easement set forth in the instrument recorded in Book 8223, Page 610, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 324 Shepherd Hills Dr., Madison, TN 37115

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 21st day of July, 2011.

Gerald Burchett

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Gerald Burchett , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of July, 2011.

Commission Expires: 11/20/12

Notary Public: Devon J. Sutherland

This Instrument Prepared By:

Highland Title, LLC.
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075

