STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of August, 1991.

Notary Public

My Commission Expires: 1/23/94

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Barbara Tomson<br>330 Lynnwood Blvd.<br>Nashville, TN 37205 | SAME | 116-11-062<br>BM 01095 |

## WARRANTY DEED

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, **BATEY M. GRESHAM, JR., AND WIFE, ANN W. GRESHAM**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BARBARA TOMSON**, hereinafter called the Grantee, her heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, City of Belle Meade, and being the westerly part of Lot No. 39 on the Plan of Royal Oaks Subdivision, of record in Book 421, page 102, Register's Office for Davidson County, Tennessee, and as shown on the Re-Subdivision of Lot 39, Royal Oaks Subdivision, as of record in Book 4300, page 127, Register's Office for said County, and being unimproved portions of Pendleton Avenue and Glenside Avenue which were abandoned and closed by City of Belle Meade Ordinance No. 74-6 adopted January 15, 1975, of record at Book 4905, page 662, Register's Office for said County, and described according to a survey by Land Surveying Services, P. O. Box 1243, Brentwood, TN 37024, Charles B. Moseley, Jr., Registered Land Surveyor, Tennessee No. 778, dated July 2, 1991, File #282-91, as follows:

Beginning at an iron pin on the northerly margin of Lynnwood Boulevard, the westerly corner of Lot One, Lentz-Deloache Subdivision, of record in Plat Book 7900, page 211, Register's Office for said County; thence, with the northerly margin of Lynnwood Boulevard, a curve to the right having a central angle of 05 deg. 23 min. 24 sec, radius of 1007.77 feet, chord of 94.78 feet at North 54 deg. 19 min. 46 sec. West, 94.80 feet to a point; thence, with a curve to the right, connecting the northerly margin of Lynnwood Boulevard with the easterly margin of Pendleton Avenue, having a

central angle of 107 deg. 51 min. 20 sec., radius of 50.00 feet, chord of 80.83 feet at North 02 deg. 17 deg. 47 min. East, 94.12 feet to a point on the easterly margin of Pendleton Avenue; thence, with Pendleton Avenue, North 56 deg. 13 min. 27 sec. East, 226.53 feet to a point; thence, North 21 deg. 46 min. 30 sec. West, 25.56 feet to a point; thence, with the former centerline of Pendleton Avenue, closed by City of Belle Meade Ordinance No. 74-6, North 56 deg. 13 min. 27 sec. East, 94.01 feet to a point; thence, continuing with said centerline, a curve to the left having a central angle of 38 deg. 04 min. 47 sec., radius of 300.00 feet, chord of 195.74 feet at North 37 deg. 11 min. 03 deg. East, 199.38 feet to a point in the centerline of the now closed Glenside Avenue; thence, with the former centerline of Glenside Avenue, South 07 deg. 27 min. 24 sec. West, 119.02 feet to a point, the northerly corner of the Lentz-Deloache Subdivision; thence, with the northerly boundary of the Lentz-Deloache Subdvision the following to the point of beginning: South 05 deg. 33 min. 50 sec. West, 22.02 feet; North 84 deg. 26 min. 10 sec. West, 14.84 feet; south 39 deg. 32 min. 07 sec. West, 64.85 feet; South 36 deg. 43 min. 41 sec. West, 381.05 feet.

Being the same property conveyed to Batey M. Gresham, Jr., and wife, Ann W. Gresham, by deed from Cullom Walker, Jr., and wife, Diana Davidson Walker, of record in Book 4374, page 372, Register's Office for Davidson County, Tennessee, and being a portion of Pendleton Avenue and Glenside Avenue abandoned and closed by City of Belle Meade Ordinance No. 74-6 adopted January 15, 1975, of record in Book 4905, page 662, Register's Office for Davidson County, Tennessee, title to a portion of said abandoned and closed roadways having thereby vested in Batey M. Gresham, Jr., and wife, Ann W. Gresham as adjoining property owners.

This conveyance is made subject to:

1. 1991 Metro taxes, a lien not yet due and payable which have been prorated and assumed by Grantee. By acceptance of delivery of this deed, Grantee assumes and agrees to timely pay such taxes and to indemnify and hold harmless Grantors of liability and loss from failure to pay such taxes.

2. Easement granted to City of Belle Meade by instrument of record in Book 5808, page 639, Register's Office for said County.

3. Easements for utilities and drainage facilities as set forth and retained in City of Belle Meade Ordinance No. 74-6 adopted January 15, 1975, of record at Book 4905, page 662, Register's Office for said County.

This is improved property, known as 330 Lynnwood Blvd., Nashville, TN 37205.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** our hands this 13th day of August, 1991.

Batey M. Gresham, Jr.

Ann W. Gresham

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BATEY M. GRESHAM, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 1991.

Linda P. Turner
Notary Public

My Commission Expires: 7/23/94

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANN W. GRESHAM**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 1991.

Linda P. Turner
Notary Public

My Commission Expires: 7/23/94

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8420 PAGE 456

| | | |
|---|---|---|
| CO CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

AMT
370000.00
CON TX 1369.00
PRFEE 1.00
MDEED 9.00
TOTAL 1379.00
CHECK 1379.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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AUG 14 10 29 AM '91

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**No.** 450112