THIS INSTRUMENT PREPARED BY:

Waller Lansden Dortch & Davis
511 Union Street
Suite 2100
Nashville, Tennessee 37219

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 449,823.40 .

Will T Vance
Affiant

Subscribed and sworn to before before me, this 27th day of May, 1994.

James R. Clendenin
Notary Public

My Commission Expires: 11/22/97

58547

RECEIVED FOR RECORD
JUN 7 PM 2:26

**********

ADDRESS OF NEW OWNER:

Will T. Vance, and wife,
Carol D. Vance
1039 Tyne Boulevard
Nashville, Tennessee 37220

SEND TAX BILL TO:

Will T. Vance, et ux.
1039 Tyne Blvd.
Nashville, TN 37220

MAP-PARCEL NO.

Map 145-4
Parcel 23

**********

## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS,** that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, BLANCHE AMES DAVIS MATTHEWS, unmarried, EVELYN AMES DAVIS, II, unmarried, AMES DAVIS, individually and as Trustee under the will of Evelyn Ames Davis, with full power to sell and convey without the joinder of any beneficiary, WANDA DAVIS FREISLEBEN and RANDOLPH PASCHALL DAVIS, (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto WILL T. VANCE and wife CAROL D. VANCE (the "Grantees"), their heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Schedule "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, representatives and assigns, forever.

Grantors do covenant with Grantees that they are lawfully seized and possessed of the property in fee simple, that Grantors have a good right to convey the property, and that the same is unencumbered except as set forth on Schedule "B" attached hereto and made a part hereof.

Grantors further covenant and bind themselves, their heirs, representatives, successors and assigns to warrant and forever defend the title to the property to Grantees, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever, except as to matters set forth on Schedule "B" hereto.

Susan Ivie Davis, Alan Jay Freisleben, and Amy Hilbrich Davis, spouses of Ames Davis, Wanda Davis Freisleben and Randolph Paschall Davis, respectively, and Ames Davis, Executor of the Estate of Evelyn Ames Davis join in this deed for the sole purpose

of quitclaiming and conveying any interest they may have in the property.

**IN WITNESS WHEREOF,** the Grantors have hereunto set their signatures, as of the 27th day of May, 1994.

Blanche Ames Davis Matthews
**BLANCHE AMES DAVIS MATTHEWS**

**EVELYN AMES DAVIS, II**

**AMES DAVIS, individually, as Trustee under the will of Evelyn Ames Davis, and as Executor of the estate of Evelyn Ames Davis**

**WANDA DAVIS FREISLEBEN**

**RANDOLPH PASCHALL DAVIS**

**SUSAN IVIE DAVIS**

**ALAN JAY FREISLEBEN**

**AMY HILBRICH DAVIS**

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Evelyn Ames Davis, II
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WANDA DAVIS FREISLEBEN

RANDOLPH PASCHALL DAVIS

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**AMES DAVIS, individually, as Trustee under the will of Evelyn Ames Davis, and as Executor of the estate of Evelyn Ames Davis**

Wanda Davis Freisleben
**WANDA DAVIS FREISLEBEN**

**RANDOLPH PASCHALL DAVIS**

**SUSAN IVIE DAVIS**

**ALAN JAY FREISLEBEN**

**AMY HILBRICH DAVIS**

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**BLANCHE AMES DAVIS MATTHEWS**

**EVELYN AMES DAVIS, II**

**AMES DAVIS, individually, as Trustee under the will of Evelyn Ames Davis, and as Executor of the estate of Evelyn Ames Davis**

**WANDA DAVIS FREISLEBEN**

Randolph Paschall Davis

**RANDOLPH PASCHALL DAVIS**

**SUSAN IVIE DAVIS**

**ALAN JAY FREISLEBEN**

**AMY HILBRICH DAVIS**

**STATE OF KANSAS )**
**COUNTY OF DOUGLAS )**

Personally appeared before me, John L. Rasmussen, a Notary Public in and for the aforementioned County and State, Blanche Ames Davis Matthews known to me to be the person whose name is subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this 24 day of May, 1994.

JOHN L. RASMUSSEN
NOTARY PUBLIC
STATE OF KANSAS
My Appointment Expires 10-2-95

Notary Public

My Commission Expires:

10-2-95

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, _____, a Notary Public in and for the aforementioned County and State, Evelyn Ames Davis, II, known to me to be the person whose name is subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this _____ day of May, 1994.

Notary Public

My Commission Expires:

_____

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, _____, a Notary Public in and for the aforementioned County and State, Ames Davis and wife, Susan Ivie Davis, Ames Davis as Trustee under the will of Evelyn Ames Davis, and Ames Davis as Executor of the estate of Evelyn Ames Davis, known to me to be the persons whose names are subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this _____ day of May, 1994.

Notary Public

My Commission Expires:

_____

**STATE OF KANSAS )**
**COUNTY OF DOUGLAS )**

Personally appeared before me, _____, a Notary Public in and for the aforementioned County and State, Blanche Ames Davis Matthews known to me to be the person whose name is subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this _____ day of May, 1994.

_____
Notary Public

My Commission Expires:

_____

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, Nancy Lee Easterling, a Notary Public in and for the aforementioned County and State, Evelyn Ames Davis, II, known to me to be the person whose name is subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this 24th day of May, 1994.

Nancy Lee Easterling
Notary Public

NANCY LEE EASTERLING NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
8/1/94

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, Nancy Lee Easterling, a Notary Public in and for the aforementioned County and State, Ames Davis and wife, Susan Ivie Davis, Ames Davis as Trustee under the will of Evelyn Ames Davis, and Ames Davis as Executor of the estate of Evelyn Ames Davis, known to me to be the persons whose names are subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this 24th day of May, 1994.

Nancy Lee Easterling
Notary Public

NANCY LEE EASTERLING NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
8/1/94

STATE OF CALIFORNIA )
COUNTY OF ORANGE )

Personally appeared before me, KAREN S. BORGES, a Notary Public in and for the aforementioned County and State, ~~Wanda Davis Freisleben and husband,~~ Alan Jay Freisleben, known to me to be the person~~s~~ whose name~~s~~ ~~are~~ subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that ~~they~~ he executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this 26th day of May, 1994.

Karen S. Borges
Comm #977837
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
Comm. Expires Nov. 12, 1994

Karen S. Borges
Notary Public

My Commission Expires:

Nov 12, 1994

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES )

Personally appeared before me, _____, a Notary Public in and for the aforementioned County and State, Randolph Paschall Davis and wife, Amy Hilbrich Davis, known to me to be the persons whose names are subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this _____ day of May, 1994.

_____
Notary Public

My Commission Expires:

_____

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT** No. 5193

State of California
County of San Bernardino

On 5/25/94 (DATE) before me, Marlene F. Kastner, Notary Public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"),

personally appeared Wanda Davis Freisleben (NAME(S) OF SIGNER(S)),

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Marlene F. Kastner
SIGNATURE OF NOTARY

OFFICIAL NOTARY SEAL
MARLENE F. KASTNER
Notary Public — California
SAN BERNARDINO COUNTY
My Comm. Expires JUN 02,1995

**OPTIONAL SECTION**

**CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☒ INDIVIDUAL
☐ CORPORATE OFFICER(S)
_____ TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

**SIGNER IS REPRESENTING:**
NAME OF PERSON(S) OR ENTITY(IES)

**OPTIONAL SECTION**

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT Warranty Deed
NUMBER OF PAGES 2 DATE OF DOCUMENT _____
SIGNER(S) OTHER THAN NAMED ABOVE _____

©1993 NATIONAL NOTARY ASSOCIATION • 8236 Remmet Ave., P.O. Box 7184 • Canoga Park, CA 91309-7184

**STATE OF CALIFORNIA )**
**COUNTY OF ORANGE )**

Personally appeared before me, _____, a Notary Public in and for the aforementioned County and State, Wanda Davis Freisleben and husband, Alan Jay Freisleben, known to me to be the persons whose names are subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this _____ day of May, 1994.

_____
Notary Public

My Commission Expires:

_____

**STATE OF CALIFORNIA )**
**COUNTY OF LOS ANGELES )**

Personally appeared before me, Syed S Raza, a Notary Public in and for the aforementioned County and State, Randolph Paschall Davis and wife, Amy Hilbrich Davis, known to me to be the persons whose names are subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this 31 ST day of May, 1994.

Syed S Raz.
Notary Public

My Commission Expires:
Mar 12, 1996

SYED S RAZA
COMM. #[illegible]
Notary Public-California
LOS ANGELES COUNTY
My comm expires MAR 12,1996

**SCHEDULE A**

A tract of land in the City of Oak Hill, Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lots 3 and 4 Overton Lea Home, of record in Book 7700, page 732, Register's office of said County, and also being Revised Parcel (23) on Tax Map 145-4 of Davidson County Tax Maps and being more particularly described as follows:

Beginning at an iron pin set on the southerly right-of-way line of Tyne Boulevard at the northwesterly corner of Parcel 22 owned by Stephen M. Burton by deed recorded in Book 7655, Page 22, R.O.D.C., Tennessee, said iron pin also being 888.95 feet from the easterly end of the southeasterly return curve at Tyne Boulevard and Sewanee Road as measured along the southerly right-of-way line of Tyne Boulevard; thence,

1. With the common line between herein-described tract and Burton S5 53'26"W, 118.50 feet to an existing iron pin; thence,

2. S21°53'37"E, 94.30 feet to an iron pin set; thence,

3. S2°07'33"W, 117.50 feet to an existing concrete monument, being the southwesterly corner of Burton and also the northwest corner of Lot No. 2 on the above-noted plan of Overton Lea Home; thence,

4. With the common line of herein-described Lot No. 1 and Lots 2 and 3 S7°04'24"W, 587.26 feet to an iron pin set in the north line of Parcel 27 owned by J.B. Ford as of record in Book 2480, Page 417, R.O.D.C., Tennessee; thence,

5. With the north line of Ford N77°08'51"W, 253.81 feet to an existing iron pin common corner of Parcel 27 (Ford) and Parcel 26 owned by G. Timothy Busby by deed recorded in Book 9019, Page 758, R.O.D.C., Tennessee; thence;

6. With the north line of Parcel 26 N76°59'32"W, 20.00 feet to an iron pin set, common corner of Lots 1 and 4 above-noted plan of Overton Lea Home; thence,

7. With the common line between Lots 1 and 4 N4°35'26"W, 567.16 feet to an iron pin set in the south line of Parcel 45 owned by John D. Whalley, Jr. as of record in Book 8591, Page 338, R.O.D.C., Tennessee; thence,

8. With Parcel 45 S83°15'03"E, 40.0 feet to an iron pin set; thence,

9. With the east line of Parcel (45) N9°05'14"E, 340.40 feet to an existing iron pin on the south right-of-way line of Tyne Boulevard; thence,

10. With the south right-of-way line of Tyne Boulevard S78°51'28"E, 221.55 feet to an existing iron pin at the beginning of a curve; thence,

11. With said curve to the left (radius 4,555.22 feet) southeastwardly a distance of 56.40 feet to the point of beginning and having a chord bearing and distance of S79°12'45"E, 56.40 feet and containing 289,763 square feet or 6.652 acres.

Being part of the same property conveyed to J.P. Davis and wife, Evelyn A. Davis by deed of record in Book 1133, page 572, Register's office of said County, and also the same property conveyed to J. Paschall Davis (one and the same person as the said J.P. Davis) and wife Evelyn Ames Davis (one and the same person as the said Evelyn A. Davis) by deed of record in Book 5201, page 261,

said Register Office. The said J. Paschall Davis predeceased the said Evelyn Ames Davis; the latter having subsequently died leaving a last will and testament of record in Will Book 187, page 356, Probate Court Clerk's Office of said County.

Roger H. Fuqua, Tennessee License Number 502, 315 Woodland Street, Nashville, Tennessee 37206 prepared the boundary survey dated April 1994 from which the foregoing description was prepared.

This is improved property known as 1039 Tyne Boulevard, Nashville, Tennessee 37220.

**SCHEDULE B**

1. 1994 taxes which are being prorated between the parties.

2. Restrictions of record in Book 4444, page 921, said Register's office.

3. Easement for bridle path retained by deed of record in Book 1113, page 572, said Register's office.

4. Matters shown on plan of record in Book 700, page 732, said Register's office.

3505 06/07 0101 03CHECK 1713.26

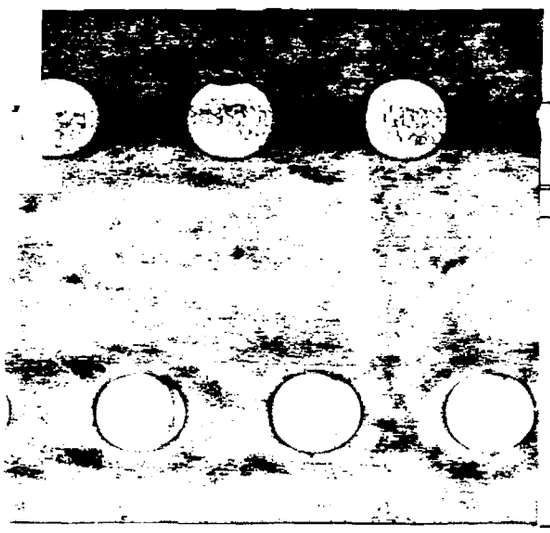
1003530A
15051623

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9371 PAGE 747



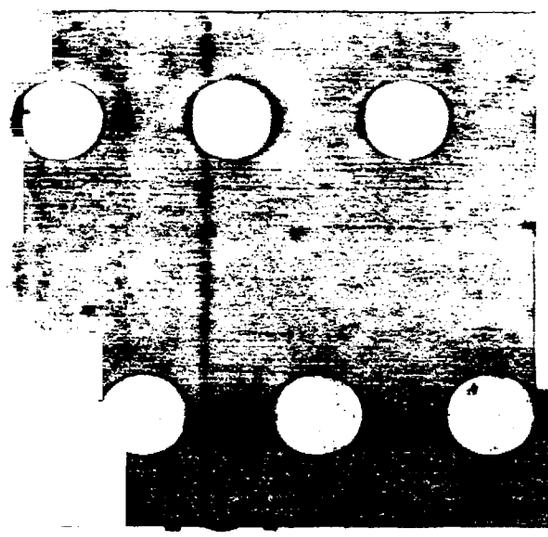
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 449823.40 |
| | | | | CON TX 1664.26 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 48.00 |
| | | | | TOTAL 1713.26 |
| | | | | CHECK 1713.26 |
| 06/07/94 | 01 | | | 15:27 0001 3505 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



58647
IDENTIF. & REFERENCE

94 JUN -7 PM 3:27
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No. 800273**