This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

BOOK 10571 PG 742

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL |
|---|---|---|
| Thomas H. Davis, IV and wife, Alice Johnson Davis<br>1014 Woodmont Boulevard<br>Nashville, TN 37204 | Wilson Bank and Trust<br>623 W. Main Street<br>Lebanon, TN. 37087 | 118-09-55 |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Alice Johnson-Davis
AFFIANT

Sworn to and subscribed before me this 15th day of August, 1997.

NOTARY PUBLIC
MARCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: EXP. 5-28-2000

97 AUG 18 PM 2:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
0338344

**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 considerations, the receipt and sufficiency of which is hereby acknowledged, **RICHARD E. PETERSON** and wife, **HELEN D. PETERSON**, hereinafter called the "**GRANTORS**", have bargained and sold and by these presents do transfer and convey unto **THOMAS H. DAVIS, IV** and wife, **ALICE JOHNSON-DAVIS**, hereinafter called the "**GRANTEES**", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I:

LAND in Davidson County, Tennessee, being Lot No. 23 and part of Lot No. 24 on the Map of Leonte Subdivision, not of record, described according to a survey made December 1936, by W. B. Southgate, Surveyor, as follows:

BEGINNING on the northerly margin of Woodmont Avenue, at the corner of Lot Nos. 22 and 23, being 696 feet east of the northeast corner of said Avenue and Granny White Pike; thence with the line between said two lots, northwardly 201 feet 5 inches to the common corner of Lot Nos. 6, 7, 22 and 23; thence with the line between Lot Nos. 6 and 23 and Lot 5 and 24, westwardly 150 feet to the northeast corner of the property conveyed to T. Emerson Simpkins and wife, by deed from Roger B. Mosely, Trustee, of record in Book 1514, page 288, Register's Office for said County; thence with Simpkins' easterly line, southwardly to the northerly line of the graveyard of the descendants of Nathan Ewing as reserved in the deed of recorded in Book "S", page 518, said Register's Office; thence with the north line of said graveyard, eastwardly to the northeast corner thereof, being a point 6 feet west of the line between Lot Nos. 23 and 24; thence southwardly 88 feet to the northerly margin of

Woodmont Boulevard; thence with said Boulevard, eastwardly 104 feet to the beginning.

BEING the same property conveyed to Richard E. Peterson and wife, Helen D. Peterson, by Warranty Deed from Ronald E. Pitkin and wife, Julia M. Pitkin of record in Book 9035, page 250, Register's Office for Davidson County, Tennessee.

TRACT II:

BEING on the easterly one-half of Lot 24 on the Map of Leonte Subdivision, not recorded, whereon the graveyard of the Nathan Ewing Descendants was partially located as referred to in Book S, Page 518, R.O.D.C., approximately 44 feet more or less fronting on Woodmont Boulevard and extending in a northerly direction between parallel lines approximately 88 feet more or less.

THE above-described property located at 1014 Woodmont Boulevard in Nashville, Davidson County, Tennessee, the same being partially included in Map 118-9, Parcel 55.

BEING the same property conveyed to Richard E. Peterson and wife, Helen D. Peterson by Warranty Deed from Ronald E. Pitkin and wife, Julia M. Pitkin of record in Book 9155, page 419, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1997 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 118-09-55.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3921, page 676, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and representatives, 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 persons whomsoever.

This improved property is known as 1014 Woodmont Boulevard, Nashville, Tennessee 37204.

WITNESS our hands this 15 day of August, 1997 in Nashville, Tennessee.

Richard E. Peterson
RICHARD E. PETERSON

Helen D. Peterson
HELEN D. PETERSON

BOOK 10571 PG 744

STATE OF TENNESSEE
COUNTY OF Davidson

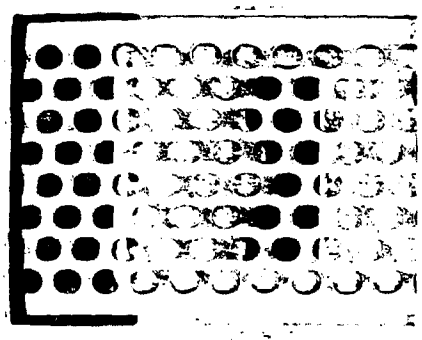
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard E. Peterson and wife, Helen D. Peterson, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of August, 1997.

Notary Public

My commission expires: 3/11/98

7694 08/18 0101 03CHECK 975.00



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

RECEIVED OF _____

FOR _____

BOOK 10571 PG 745

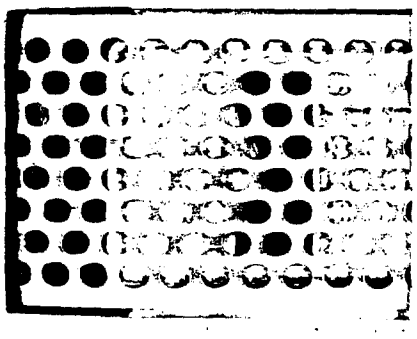
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

CAMT 260000.00
CON TX 962.00
PRFEE 1.00
WDEED 12.00
TOTAL 975.00
CHECK 975.00

08/18/97 01 14:15 0001 7694

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0338344
IDENTIF. ← REFERENCE

97 AUG 18 PM 2:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1187255