Instr:200001050001510 Page: 1 OF 2
REC'D FOR REC 01/05/2000 1:39:52PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $277.50

26-B

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Davis Fell Merwin	**New Owner**	
321 Homestead Road		**MAP:060-04-0**
Nashville, Tennessee 37207		
		PARCEL: 002.00
		26B

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-12-9813]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **I Marion Flo Lee, a widow,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Davis Fell Merwin (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit

Land in Davidson County, Tennessee, being more particularly described as follows:

Being a part of the West 100 feet of Lot B-7 on the Map of Tamble's Sub-Division, as of record in Book 974, page 31, in the Register's Office of Davidson County, Tennessee.
Said part of said lot fronts 100 feet on the northerly side Homestead Road and runs back between lines, as measured from the margins of said road, as widened 419.5 feet, more or less, on the westerly lines, and 423 feet, more or less, on the easterly line to a dead line in the rear on which it measures 100 feet.
Title to that portion of the premises embraced within the bounds of Homestead Road, as widened, by deed to Davidson County of record in Book 1341, page 347, wherein said road was widened to 50 feet.

The below described real property is included in the above legal description, but excluded from the conveyance of the above described real property.

Beginning at a point in Earnest Lee's Northwest corner and runs with J. L. Moore's South boundary line South 84 degrees 57 minutes 50 seconds East, 150 feet to a point in Earnest V. Lee's East boundary line: thence with said boundary line South 9 degrees 34 minutes 10 seconds West, 176 feet to a point; thence South 69 degrees 34 minutes 10 seconds West, 111 feet to a point in W. J. Heltlinger's West boundary line; thence with said boundary line North 8 degrees containing 0.45 acres, more or less, and being a part of the same land conveyed to Ernest V. Lee by deed from Fred C. Young and wife, of record in Book 1849, page 557, in the Register's Office of Davidson County, Tennessee.

The said Earnest V. Lee has since died on January 11, 1968, and upon his death, title was vested in Marion Flo Lee as the sole surviving tenant by the entirety.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Book 974, page 31, Register's Office for Davidson County, Tennessee.**
3. **Sell Off to State of Tennessee in Book 3764, page 41, Register's Office for Davidson County, Tennessee.**

This is improved property known as 325 Homestead Road, Nashville, Tennessee 37207.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $75,000.00.
[

Affiant

[Subscribed and sworn to before me this
[3rd day of January, 2000.
[

Notary Public

[My Commission Expires: 1-25-2003

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of January, 2000.

Marion Flo Lee

Marion Flo Lee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 3rd day of **January,** 2000, before me personally appeared **Marion Flo Lee** to me known to be the person who executed the foregoing instrument and acknowledged that **she** executed the same as **her** free act and deed

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of **January**, 2000.

Notary Public

My Commission Expires: 1-25-2003

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.