PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 41470
Dav. Co. File: Box 8

Instr:200002100013686 Page: 1 OF 2
REC'D FOR REC 02/10/2000 12:11:14PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1291.30

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William E. Ezell, III C/O Jim Dale P.O. Box 198258 Nashville, TN 37219	SAME

TAX MAP-PARCEL NUMBERS: 103-15-A-33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 349,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Victoria B. Jackson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William E. Ezell, III,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 33 on the plan of Revised Postwood of record in Book 5200, page 104, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Victoria Jackson Gregoricus and spouse, William A. Gregoricus by deed from Glenn H. Derringer and spouse, Marion K. Derringer of record in Book 10816, page 225, Register's Office for said County. Victoria Jackson Gregoricus and William A. Gregoricus have since terminated the marriage by Final Decree of Annulment entered in the Chancery Court for Williamson County, Tennessee, Doc. No. II 25866. By Quit Claim Deed of Record in Book 11308, page 456, Register's Office for Davidson County, Tennessee, the said William A. Gregoricus conveyed all of his interest in subject property to Victoria B. Jackson, the said Victoria B. Jackson and Victoria Jackson Gregoricus being one and the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 104, said Register's Office, which Plan shows a 20 foot easement for public utility and drainage purposes along the front line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 5116, page 225, Book 5635, page 706, Book 5794, page 68, Book 5710, page 322 and Book 8240, page 746, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Amendment and change of easterly minimum setback building line applicable to Lot No. 33 of record in Book 6750, page 34, said Register's Office.

This is improved property, known as: 133 Postwood Place, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of February, 2000.

Victoria B. Jackson

State of Tennessee
County of Davidson

On this 8th day of February, 2000, before me the undersigned authority, personally appeared **Victoria B. Jackson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 349,000.00

James C. Dale III
Affiant

Sworn and subscribed before me on the 8th day of February, 2000.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 5-28-2000