Return to: WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

B-1279

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
Jay H. Ross and wife,		
Elizabeth K. Ross	New Owner	MAP:116-10-0
212 Belle Meade Blvd,		
Nashville, Tennessee 37205		PARCEL:118.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-02-9928]

WARRANTY DEED

Instr:200003020020563 Page: 1 OF 3
REC'D FOR REC 03/02/2000 11:19:25AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $2223.70

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, Patricia Bullard, married, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Jay H. Ross and wife, Elizabeth K. Ross, (The "Grantees") their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, in the City of Belle Meade, being the southerly 75 feet of Lot No. 1 and the northerly 125 feet of Lot No. 2 of Block "B" on the Map of the Malone Property, called Honeywood Subdivision, not of record, described according to a survey made by James A. Hamilton Jr., dated December 26, 1950, as follows:

Beginning at a point in the easterly margin of Belle Meade Boulevard 106 feet South of the intersection of Belle Meade Boulevard with Malone Avenue, the southwest corner of the property heretofore conveyed to Sydney Albert by deed of record in Book 1907, page 232, Register's Office for Davidson County, Tennessee, and running thence easterly with Albert's southerly line 199.73 feet to a point in the common line between Lot No. 1 and Lot No. 17 of said Block "B" Albert's southeasterly corner, thence in a southerly direction with the common line between Lot No. 1 and Lot No 17 and continuing with the common line between Lot No. 2 and Lot No. 16, 209 feet to a point, 25 feet North of the common corner of Lots Nos. 2, 3, 15, and 16 of said Block "B", thence in a westerly direction 254.76 feet to a point in the easterly margin of Belle Meade Boulevard 25 feet North of the northwest corner of Lot No 3; and thence northwardly with the easterly margin of Belle Meade Boulevard 200 feet, more or less, to the beginning.

Being the same property conveyed to Patricia Bullard by Quitclaim Deed from Kenneth L. Campbell, trustee, of record in Book 8879, page 134, said Register's Office for Davidson County, Tennessee.

George N. Bullard joins in this conveyance to convey any and all marital interest he may have in the above described real property.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Restrictive Covenants of record in Book 1968, page 87, said Register's Office for said County.**
3. **Easement for Sanitary Sewer of record in Book 5799, page 527, Register's Office for Davidson County, Tennessee.**

This is improved property known as 212 Belle Meade Boulevard, Nashville Tennessee 37205.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $601,000.00
[
[Affiant
[Subscribed and sworn to before me this
[28th day of February, 2000.
[
[Notary Public
[
[My Commission Expires: 4/16/02

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

And Grantor does covenant with the said Grantees 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 Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of February, 2000.

Patricia Bullard

George N. Bullard

STATE OF TENNESSEE}
COUNTY OF DAVIDSON

On this 28th day of February, 2000, before me personally appeared Patricia Bullard, and husband George N. Bullard to me known to be the persons who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of February, 2000.

My Commission Expires 11-24-2001

NOTARY PUBLIC

WARRANTY DEED

FROM

Patricia Bullard

TO

Jay H. Ross and Elizabeth Ross, husband and wife

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027