PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys At Law
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Ph. (615) 298-3312 - Fax. 292-8746
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W & I Ref: (sk) Title No: 41528
Dav. Co. File: Box 8

Instr:200003080024009 Page: 1 OF 2
REC'D FOR REC 03/08/2000 12:59:19PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $4255.00

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Junior League of Nashville, Inc. 2405 Crestmoor Road Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-10-94

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 1,150,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wilkins & Ivey, Attorneys, a Partnership of Percy Wilkins, Jr. and Christy Wilkins Ivey**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Junior League of Nashville, Inc.,** 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:**

BEING a parcel of land located in Nashville, First Civil District, Twenty-Fifth Councilmanic District, Davidson County, Tennessee, located generally along the northerly right-of-way of Crestmoor Road, also being Lot No. 19 of the recorded subdivision plat of Block "A" Hillsboro Views Development Company's Subdivision of record in Plat Book 974, page 64 and 65, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point along the northerly right-of-way of Crestmoor Road said point being the southeast corner of Lot No. 20 and the southwest corner of Lot No. 19 of said recorded subdivision;

THENCE, leaving the northerly right-of-way of Crestmoor Road with the easterly boundary of Lot No. 20 of said recorded subdivision, said property also being conveyed to William J. Wilson, III, et.ux. of record in Book 9706, page 933, R.O.D.C., N 03 deg. 12' 53" E, 175.00 feet to a point in the southerly boundary of Lot No. 9 as shown on the recorded Subdivision Plat of Woodmont Estates of record in Plat Book 974, page 29, R.O.D.C.;

THENCE, with said southerly boundary S 87 deg. 00' 00" E. 100.00 feet to a point in the westerly boundary of Lot No. 18 of Block "A" Hillsboro Views Development Company's Subdivision of record in Plat Book 974, page 64 and 65, R.O.D.C., also being property conveyed to Elise C. Whalley & Shirley A. Zeitlin of record in Book 4327, page 427, R.O.D.C.;

THENCE, with said westerly boundary of Lot No. 18, S 03 deg. 12' 53" W 175.00 feet to a point in the northerly right-of-way of Crestmoor Road;

THENCE, with said northerly right-of-way line N 87 deg. 00' 00" W, 100.00 feet to the point of beginning.

Containing 17,500 square feet or 0.40 acres more or less.

TOGETHER with the right to connect to, relocate or revise any drainage structure installed within the easement for drainage purposes across the southeasterly corner of said Lot No. 19 as retained in the instrument of record in Book 4438, Page 743, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Wilkins & Ivey, Attorneys, A Partnership of Percy Wilkins, Jr., and Christy Wilkins Ivey by deed from William J. Bryan, Jr., Franklin D. Pendleton, Joseph P. McAllister, Hunter D. Pratt and Anthony S. Johnson d/b/a 2405 Crestmoor Company, A Partnership, of record in Book 6566, Page 232 Register's Office for Davidson County, Tennessee.

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; All matters set forth on the Plan, with Owner's Certificate, of record in Plat Book 974, Page 64 and 65, said Register's Office; And an easement for drainage purposes across the southeasterly corner of said Lot No. 19, said easement beginning 35 feet more or less, westwardly from the southeasterly corner of said lot; thence running northeastwardly 50 feet, more or less, to the easterly line of said lot; thence, in a southwardly direction, 36 feet, more or less, to the point of beginning, as conveyed to Elisa C. Whalley and Shirley Zeitlin, owners of Lots Nos. 18 and a portion of 17 on said map, said easement being of record in Book 4438, Page 743, said Register's Office.

This is improved property, known as: 2405 Crestmoor Road, Nashville, TN 37215

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 successors 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 3rd day of March, 2000.

Wilkins & Ivey, Attorneys

By: _____
Percy Wilkins, Jr., Partner

By: _____
Christy Wilkins Ivey, Partner

State of Tennessee
County of

Before me the undersigned authority, personally appeared **Percy Wilkins, Jr. and Christy Wilkins Ivey**, to me known (or proved to me on the basis of satisfactory evidence), to be partners of **Wilkins & Ivey, Attorneys** the within named bargainor, a partnership, and acknowledged the execution of the foregoing instrument as such partner(s) for the purposes therein contained.

Witness my hand and official seal this March 3, 2000.

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires:

State of Tennessee
County of Davidson

My Commission Expires JAN. 31, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,150,000.00

_____
Affiant

Sworn and subscribed before me on the 3rd day of March, 2000.

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires:

My Commission Expires JAN. 31, 2004