Instr:200003160026954 Page: 1 OF 2
REC'D FOR REC 03/16/2000 10:44:19AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1047.10

BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $283,000.00. **Affiant** Subscribed and sworn to before me this 15th day of March, 2000. Notary Public My Commission Expires: 10/24/2003

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Aaron R. Wimsatt 947 Woodmont Blvd. Nashville, TN 37215	SAME	118-09-188 16DA 06205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD A. GAW AND WIFE, JENNIFER J. MURPHY, NOW GAW**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **AARON R. WIMSATT**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Lots 1 and 2, O'Brien Addition of record in Book 6050, page 354, Register's Office for Davidson County, Tennessee.

Said Lot No. 1, which is a corner lot, fronts 184.69 feet on the southerly margin of Woodmont Boulevard and fronts 95.72 feet on the easterly margin of Lealand Lane, said frontages being joined by a curve having a length of 37.43 feet, and extends back 210.90 feet on the southerly line and 119.50 feet on the easterly line to a point of interesection.

Being the same property conveyed to Richard A. Gaw and Jennifer J. Murphy by deed from Paul Nance and wife, Janet Lynn Nance, of record in Book 9997, page 343, Register's Office for Davidson County, Tennessee; the said parties having since married.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6050, page 354, Register's Office for said County.

This is improved property known as 947 Woodmont Blvd., 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, his heirs and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of March, 2000.

Richard A. Gaw

Jennifer J. Murphy Gaw

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD A. GAW**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of March, 2000.

Notary Public

My Commission Expires: 10/25/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER J. MURPHY GAW**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of March, 2000.

Notary Public

My Commission Expires: 10/25/2003