Instr:200003300031880 Page: 1 OF 2
REC'D FOR REC 03/30/2000 11:21:26AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $284.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $77,000.00.

Subscribed and sworn to before me, this 23rd day of March, 2000.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 24, 2001

My Commission Expires

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION
15 CENTURY BOULEVARD
SUITE 101
NASHVILLE, TN 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
ELLA S. WASHINGTON, UNMARRIED 505 LONGLEAF COURT, #61 NASHVILLE, TENNESSEE 37207 MAP & PARCEL NO. 60-11-0-A/57	SAME

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MATT WARD AND WIFE, PATRICIA ANN PORTERFIELD WARD,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

ELLA S. WASHINGTON, UNMARRIED,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 61 on the Final Plat of Section Four, Pine Ridge Subdivision, of record in Book 9700, Page 178, which amends the plat of record in Book 6900, Page 189, Register's Office for said County, reference to which is made for a more complete description of said Lot.

Being a portion of the same property conveyed to Matt Ward by deed from Union Planters Bank of Middle Tennessee, N.A. of record in Book 9981, Page 699, of the Register's Office for Davidson County, Tennessee.

There is also conveyed with the above described property an undivided interest in the areas of Section Four of Pine Ridge designated as Common Area (including Open Space) on the Final Plat of record in Plat Book 9700, Page 178, said Register's Office, and as defined in the Declaration of record in Book 10886, Page 791, said Register's Office.

There is also conveyed with the above described property an easement across Longleaf Court, as shown on the final Plat of Section Four, Pine Ridge, of record in Plat Book 9700, Page 178, said Register's Office, for a permanent right-of-way for ingress and egress to and from a public road for said Lot No. 61 on said plat.

THIS IS IMPROVED PROPERTY KNOWN AS: 505 Longleaf Court, #61, Nashville, Tennessee 37207

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES 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 WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS MY HAND THIS 23RD DAY OF MARCH, 2000.

Matt Ward
MATT WARD

Patricia Ann Porterfield Ward
by Atty-in-fact - Henry Matthew Ward
PATRICIA ANN PORTERFIELD WARD
BY ATTY-IN-FACT HENRY MATTHEW WARD

STATE OF TENNESSEE
COUNTY OF DAVISON

On this 23rd day of March, 2000, before me personally appeared Matt Ward, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires November 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVISON

On this the 23rd day of March, 2000, before me personally appeared Henry Matthew Ward, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patricia Ann Porterfield Ward as her attorney-in-fact and acknowledged that he executed the same as the free act and deed of said Patricia Ann Porterfield Ward.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 23rd day of March, 2000.

Witness my hand and official seal.

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires November 24, 2001

Notary Public

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WARRANTY DEED

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