Instr:200004030032618 Page: 1 OF 2
REC'D FOR REC 04/03/2000 8:12:30AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $14.80

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Jeffrey L. Hale
134 Timber Hills Road
Hendersonville, TN 37075

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 71-11
PARCEL 103.01
12DA-42003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sam Ward Jr., unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jeffrey L. Hale, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the westerly 1/2 of Lot No. 21 on the Plan of Trinity Heights Addition, of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee.

SAID part of Lot 21 fronts 50 feet on the southerly side of Edith Avenue and runs back between parallel lines 150.0 ± feet to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Sam Ward, Jr., by deed from Rebecca J. Cartwright and Sue Clark of record in Book 4778, Page 786, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 161, Page 38, said Register's Office.

Taxes for 2000 have been pro-rated and assumed by Grantee.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 337 Edith Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey L. Hale, his heirs and assigns, forever; and I, Sam Ward Jr., unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, 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 persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of March, 2000.

Sam Ward Jr.

Aller Porter Davis, Witness

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sam Ward Jr., unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of March, 2000.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Aller Porter Davis with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Witness of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 30th day of March, 2000.

Notary Public

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 4,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of March, 2000.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.