This Instrument Was Prepared By & Return To:
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

(2)

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Instr:200005250052356 Page: 1 OF 2
REC'D FOR REC 05/25/2000 11:49:04AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1461.50

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **GWEN THURMAN PICKARD, MILBREY THURMAN COFFMAN, RALPH THURMAN, JR., WAYNE THURMAN AND MELINDA THURMAN MCINTEER**, (Collectively "Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **JOHN C. ROMERSA AND WIFE, LAURA H. ROMERSA** ("Grantees") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 OF BLOCK "B" ON THE MAP OF HILLSBORO-HOBBS ROAD SUBDIVISION, AS OF RECORD IN BOOK 1130, PAGE 80, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 7 FRONTS 50 FEET ON THE WESTERLY SIDE OF HILLSBORO PLACE AND RUNS BACK BETWEEN PARALLEL LINES 149.5 FEET TO A DEAD LINE.

INCLUDED WITHIN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS A TRACT OF LAND CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY DEED FROM FINIS M. SHARP AND WIFE, MARY T. SHARP, OF RECORD IN BOOK 4555, PAGE 689, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE LOT NO. 7 OF BLOCK "B" ON THE MAP OF HILLSBORO-HOBBS ROAD SUBDIVISION, AS OF RECORD IN BOOK 1130, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 7 FRONTS 50 FEET ON THE PRESENT WESTERLY MARGIN OF HILLSBORO CIRCLE AND RUNS BACK BETWEEN PARALLEL LINES 5 FEET TO POINT ON THE NEW RELOCATED WESTERLY MARGIN OF HILLSBORO CIRCLE ON WHICH IT MEASURES 50 FEET THEREON AND CONTAINING 250 SQUARE FEET.

THIS BEING THE SAME PROPERTY CONVEYED TO GWEN THURMAN PICKARD, MILBREY THURMAN COFFMAN, RALPH THURMAN, JR., WAYNE THURMAN AND MELINDA THURMAN MCINTEER BY WILL BEING RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. _____ REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY IS KNOWN AS 4105 HILLSBORO CIRCLE, NASHVILLE, TENN., 37215

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantees, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantees that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 19TH day of May, 2000.

Gwendolyn Thurman Pickard

Ralph Henry Thurman, Jr.

Milbrey Thurman Coffman by Melinda Thurman McInteer, Atty-in-fact

Melinda Thurman McInteer, Atty. In Fact

Robert Wayne Thurman

Melinda Thurman McInteer

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STATE OF TENNESSEE)

COUNTY OF)

I, Notary Public in and for said county and state, do hereby certify that Gwen Thurman Pickard, Ralph Thurman, Jr., Wayne Thurman, and Melinda Thurman McInteer, personally appeared before me and are known or proved to me to be the persons who being informed of the contents of the foregoing instrument have executed same and acknowledged said instrument to be their free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 19th day of May, 2000.

Notary Public

My Commission Expires: 1-27-2001

STATE OF TENNESSEE)

COUNTY OF)

On this 19th day of May, 2000, before me personally appeared Melinda Thurman McInteer, 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 Milbrey Thurman Coffman, and acknowledged that she executed the same as the free act and deed of Milbrey Thurman Coffman.

Witness my hand and official seal this 19th day of May, 2000.

Notary Public

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $395,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of May, 2000.

Notary Public

Commission Expiration: 1-27-2001

RETURN TO:
Davis & Jordan, PC
5210 Maryland Way, Ste. 202
Brentwood, Tenn. 37027

SEND TAX BILLS TO:
New Owner

PROPERTY ADDRESS:
4105 Hillsboro Circle
Nashville, Tenn. 37215

Map-Parcel No. 131-2-11

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