Instr:200006220062364 Page: 1 OF 4
REC'D FOR REC 06/22/2000 3:01:18PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $14.80

This document was prepared by:
Ronald H. Bice, Jr., Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
DONALD W. DOUB 209 OLD TRINITY LANE NASHVILLE, TN 37207-4412	SAME	MAP 71-6 PARCEL 54-63

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by **DONALD W. DOUB**, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, we, **JANICE ANDERTON PAFFORD and MARCIA ANDERTON,** Personal Representatives of the Estate of Thelma M. Anderton, have this day bargained and sold, and do hereby transfer and convey unto the said **DONALD W. DOUB**, the grantee herein, his heirs, successors and assigns, Grantors' entire fee simple interest in certain real estate and improvements in Davidson County, Tennessee, as follows:

> SEE EXHIBIT A ATTACHED HERETO FOR A COMPLETE DESCRIPTION OF THE PROPERTY CONVEYED WHICH IS THE SAME PROPERTY CONTAINED IN THE PRIOR DEED.

THIS IS IMPROVED PROPERTY KNOWN AS 211 OLD TRINITY LANE, NASHVILLE, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns forever. And we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows:

2000 county taxes are a lien against the property, but are not yet due and payable. Said taxes have been withheld from Grantors at closing and Grantee will be responsible for paying 2000 property taxes when they become due.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness our hands this 20th day of June, 2000.

Janice Anderton Pafford
JANICE ANDERTON PAFFORD

Marcia Anderton
MARCIA ANDERTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $4,000.00. Subscribed and sworn to before me, this the 20th day of June, 2000.

Donald W. Doyle
AFFIANT

Ronald H. Bice Jr.
NOTARY PUBLIC

My commission expires: 11-24-2001

RONALD H. BICE JR. NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice Jr., a Notary Public in and for said County and State, the within named **JANICE ANDERTON PAFFORD and MARCIA ANDERTON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Personal Representatives of the Estate of Thelma M. Anderton, and that they as such Personal Representatives executed the within instrument for the purposes therein contained by signing the name of the Estate as Personal Representatives.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of JUNE, 2000.

Ronald H. Bice Jr.
NOTARY PUBLIC
My commissions expires: 11-24-2001

RONALD H. BICE JR. NOTARY PUBLIC DAVIDSON COUNTY TENN.

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Being lot No. 26 and part of lot No. 41 on the map of T.J. Cage's subdivision of the Tarpley Place as of record in Book 332, Page 97 of the Register's Office for Davidson County, Tennessee. Said lot No. 26 fronts 100 feet on the northerly side of Old Trinity Lane and runs back between parallel lines 200 feet to an alley. Said part of lot No. 41 fronts 100 feet on the easterly side of Tarpley Avenue and runs back between parallel lines with the northerly margin of an alley 177 feet to an alley in the rear.

Included in the above description but hereby specifically excluded from this conveyance are the following parcels that were conveyed to the State of Tennessee by deed from Martha K. Anderton of record in Book 3164, Page 505, Register's Office for Davidson County, Tennessee:

Parcel No. 1. Being part of Lot No. 26 on the plan of T.J. Cage's subdivision of the Tarpley Place as of record in book 332, Page 97, Register's Office for Davidson County, Tennessee.

Beginning at a point in the north margin of Old Trinity Lane, said point being the southwest corner of said Lot No. 26, and runs with the west line of said Lot No. 26, north 7 degrees, 25 minutes east, 100 feet to a point; thence south 29 degrees 28 minutes east 121.6 feet to a point in the north margin of Old Trinity Lane; thence with said margin north 83 degrees 38 minutes west, 74 feet to the point of beginning, containing 3,700 square feet, more or less.

Parcel No. 2. Being part of Lot No. 41 on the plan of T.J. Cage's subdivision of the Tarpley Place, as of record in Book 332, page 97, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southwest corner of said Lot No. 41, and in the east margin of Tarpley Avenue and runs north 7 degrees 25 minutes east with said margin 12 feet to a point; thence south 32 degrees 21 minutes east, 15 feet to a point in the north margin of an alley; thence with said alley north 83 degrees, 38 minutes west 10 feet to the point of beginning, containing 60 square feet, more or less.

Being the same property conveyed to Walter Earl Anderton, Sr., and wife, Thelma M. Anderton, by deed of record in Book 4608, page 979.

EXHIBIT A (continued)

The said Walter Earl Anderton, Sr. and Thelma M. Anderton having since died with Walter Earl Anderton predeceasing Thelma M. Anderton and her Last Will and Testament being of record in Will Book 62, pages 462-466, Chancery Court Clerk's Office for Williamson County, Tennessee, a certified copy of said Will has been recorded as instrument number _____, Register's Office for Davidson County, Tennessee, and giving power of sale, transfer and conveyance to the Personal Representatives.