Instr:200007100068003 Page: 1 OF 3
REC'D FOR REC 07/10/2000 10:42:42AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1646.50

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of June, 2000.

Notary Public

My Commission Expires: 8-19-2001

NOTARY PUBLIC AT LARGE MELODY R. WILSON RUTHERFORD COUNTY, TENNESSEE

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

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ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert A. McDevitt and Karen M. McDevitt
1780 Tyne Boulevard
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
145-00-0-009.01

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James L. Fortner II and wife, Mary R. Fortner** hereinafter referred to as Grantors, hereby transfers and conveys to **Robert A. McDevitt and wife, Karen M. McDevitt** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being situated in the City of Forest Hills, and being described according to the survey of Anderson Delk and Associates, May 17, 1978 as follows:

BEGINNING at a point 1021.73 feet southerly or southwesterly (measured along the said margin of Tyne Boulevard) from the point of intersection of the said margin of Tyne Boulevard and the northerly boundary of the tract of land which was conveyed to Jack Husband and wife, Kathryn Y. Husband, by deed of McQuiddy Printing Company, et al, of record in Book 2045, Page 143, Register's Office for said County; from said point of beginning thence with the northwesterly margin of Tyne Boulevard, along a generally southwesterly course, with a curve having a radius of 762.91 feet (measured along the center line of Tyne Boulevard), 289.3 feet to a

concrete monument; thence leaving said Tyne Boulevard, North 39 degrees 47 minutes west, 415.20 feet to a concrete monument; thence north 19 degrees 41 minutes east 152.00 feet to a concrete monument; thence south 60 degrees 05 minutes east, 433.6 feet to the point of beginning and containing two acres, more or less; and there is further included in this conveyance all the grantors' right, title and interest in and to that portion of Tyne Boulevard lying between its center line and its northwesterly margin, and the extentions of the northerly and southerly boundary lines of the tract hereinabove described.

Being the same property conveyed to Dr. James L. Fortner II and wife, Mary R. Fortner by Warranty Deed from Vassilios Gatzimos and wife, Brenda Gatzimos of record in Book 5581, Page 893, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument of record in Book 3538, Page 569, Register's Office for Davidson County, Tennessee.

Right-of-Way fo Tyne Boulevard.

Easement for Sanitary Sewer/Storm Drainage of record in Book 8009, Page 9, said Register's Office.

Right-of-Way of Creek shown on tax maps and all rights of others in and to said creek.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1780 Tyne Boulevard, Nashville, Tennessee 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 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 **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 30th day of June, 2000.

**James L. Fortner II**

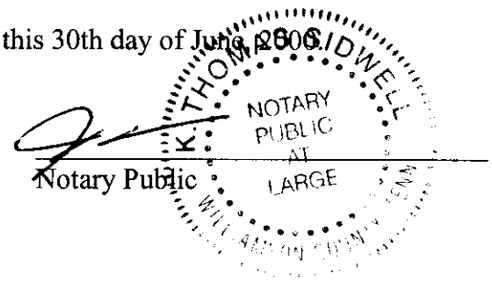
**Mary R. Fortner**

02014-BP

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Fortner II, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2000.



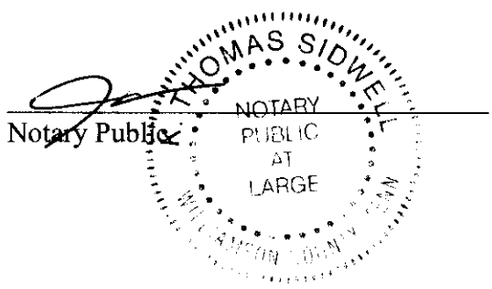

Notary Public

10/22/01
My Commission Expires

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named Mary R. Fortner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2000.




Notary Public

10/22/01
My Commission Expires