File Box 9B
First Title & Escrow
17318

WARRANTY DEED

Instr:200007110068682 Page: 1 OF 2
REC'D FOR REC 07/11/2000 1:31:31PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $1924.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS 520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES: JULY 30, 2001
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert T. Riley	SUNTRUST BANK	MAP 117 13 B
(NAME)	(NAME)	
307 St. James Park	P.O. Box 305110-7th Floor	PARCEL 93 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~XXXXX~~ 37215	Nashville, TN 37230-5110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Betsy Lane Partnership, a TN general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert T. Riley , married

HEREINAFTER CALLED THE 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 Lot No. 307 on the Plan of Phase One, Abbottsford, of record in Plat Book 6250, pages 419, 420 and 421 (amended in Book 6576, page 509, Book 6771, page 683, Book 6771, page 688, Book 6771, page 698, and by surveyors Certificate of Correction of record in Book 6800, page 164), Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Betsy Lane Partnership, a Tennessee General Partnership, by Quitclaim Deed from Peaches G. Simpkins of record as Instrument #200006260063441, said Register's Office, and by deed from J. Leigh Griffith and spouse, Catherine W. Griffith, of record as Instrument #200002160015674, said Register's Office..

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6250, page 420, said Register's Office; and (c) restrictive covenants of record in Book 6478, page 177, Book 6530, page 242, Book 6537, page 303, Book 8106, page 1, Book 8627, page 254, Book 9381, page 876 and Book 10458, page 810, said Register's Office.

unimproved ( )
This is improved (X) property, known as 307 St. James Park, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 10th day of July, 2000

Betsy Lane Partnership, a TN general partnership

By: Paige Simpkins Roselle

Paige Simpkins Roselle, Managing Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned _____, a Notary Public within and for the State and County aforesaid, personally appeared Paige Simkins Roselle _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the Managing Partner and _____ respectively of the Betsy Lane Partnership the within named bargainor, and that she as such Managing Partner and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Paige Simkins Roselle as such Managing Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 10th day of July, 2000.

My commission expires _____

_____
Notary Public

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Paige Simkins Roselle, with whom I am personally acquainted and who, upon oath, acknowledged herself to be managing partner of Betsy Lane Partnership, the within named bargainor, a partnership, and that she as such managing partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as managing partner.

Witness my hand and seal this 8th day of July, 2000.

Ken J Schlesinger
Notary Public

NOTARY PUBLIC
MECKLENBURG COUNTY, NC

My Commission Expires:

Jan 19, 2005