Davidson County DEEDWARR
Recvd: 09/26/00 15:07 2pgs
Fees:11.00 Taxes:255.30
20000926-0095424

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:
William M. Coats
310 Homestead Drive
Nashville, TN 37207

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 60-4
PARCEL 4
12DZ-42825

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, John C. Rist, the sole heir of Nina E. Rist hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto William M. Coats, 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 part of Lot B-6 and B-7 on the Plan of Tamble Subdivision, of record in Book 974, Page 31, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING at a point in the north margin of Homestead Road, 60 feet westerly from the common corner of Lots B-6 and B-7, this being the southeast corner of the property conveyed to John Edward Haskins and wife, of record in Book 2702, Page 209; thence with Haskins' easterly line N3°E 190 feet to a point; Haskins' northeast corner; thence with Haskins' northerly line S89°32'W, 75 feet to an iron pin on the east line of Ernest V. Lee's lot; as conveyed by deed of record in Book 1849, Page 557, said Register's Office; thence with Lee's easterly line along a fence, N3°E, 337.2 feet to a corner post; thence N89°51'E, 169.9 feet to a point in the west line of Lot of Fred C. Young; thence with Young's line, along a fence S2°38'E, 426.6 feet to an iron pin in the north margin of Homestead Road; thence with the margin of the same, westerly 137.4 feet to the point of beginning.
>
> INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that strip of land containing 0.25 acres, more or less, conveyed to the State of Tennessee, of record in Book 1341, Page 347, said Register's Office; and further, that strip of land containing 0.53 acres, more or less, conveyed to the State of Tennessee, of record in Book 3766, Page 537, said Register's Office.
>
> Being the same property conveyed to L. G. Rist and wife, Nina E. Rist, by deed from William Brecheen and wife, Pearl E. Breechen of record in Book 3157, Page 223, Register's Office for Davidson County, Tennessee. The said L. G. Rist having predeceased Nina E. Rist who has since died. By Order of Intestate Administration issued by the Probate Court for Davidson County, Tennessee, dated February 21, 1997, #97P-107, John C. Rist is the sole heir of the estate

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

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record in Book 2393, Page 590 and Book 3157, Page 223, said Register's Office.

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

This is improved property known as 333 Homestead Road, 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 William M. Coats, his heirs and assigns, forever; and I, John C. Rist, 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 22nd day of September, 2000.

John C. Rist

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John C. Rist,the sole heir of Nina E. Rist the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of September, 2000.

NOTARY PUBLIC

My Commission Expires: ~~1/27/2001~~ 1-26-2002

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 69,000.00

AFFIANT

Subscribed and sworn to before me this 22nd day of September, 2000.

NOTARY PUBLIC
My Commission Expires: 1-26-2002

NOTARY PUBLIC AT LARGE