Davidson County DEEDWARR
Recvd: 11/27/00 14:25 5pgs
Fees:23.00 Taxes:555.00

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PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 21st day of November, 2000, by and between EDWIN L. SAVELY, JR., UNMARRIED, and CAROLE SAVELY WOOD, A MARRIED WOMAN AND RICHARD ALAN SAVELY, UNMARRIED, hereinafter called Grantors, and THOMAS E. STEWART, TRUSTEE WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WE, EDWIN L. SAVELY, JR., UNMARRIED, and CAROLE SAVELY WOOD, A MARRIED WOMAN AND RICHARD ALAN SAVELY, UNMARRIED, Grantors, do hereby bargain, sell, transfer and convey unto THOMAS E. STEWART, TRUSTEE WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter referred to as Grantee, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4018 GALLATIN ROAD, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

MACK WOOD, husband of CAROLE SAVELY WOOD, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

Grantors further covenant and bind THEMSELVES and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Mack F Wood
MACK F WOOD

BY: Edwin L Savely Jr.
EDWIN L. SAVELY, JR., Signature of Seller

Carole Savely Wood
CAROLE SAVELY WOOD, Signature of Seller

RICHARD ALAN SAVELY
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **EDWIN L. SAVELY, JR.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 21ST day of November, ~~19~~ 2000

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CAROLE SAVELY WOOD**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **21st** day of **November, 2000.**

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **RICHARD ALAN SAVELY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **21st** day of **November, 2000.**

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MACK WOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office in DAVIDSON County, this **21st** day of **November, 2000.**

Notary Public

~~My Commission Expires:~~ 5/30/2004

Name and Address of Property Owner:

THOMAS E. STEWART, TRUSTEE

333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Property Address:

4018 GALLATIN ROAD
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 61-11, PARCEL 286

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$150,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **November, 2000.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

TRACT NO. ONE:

BEING a lot in the northwest corner of Lot "A" of the Monte Vista Plan of lots, of record in Book 421, page 143, Register's Office for said County, and described as follows:

BEGINNING at the northwest corner of the lot owned by Mrs. Sarah Woolwine at an iron pin on the south margin of Alpine Avenue which is 40 feet wide, and running from said beginning point along the margin of Alpine Avenue, North 62-1/2 degrees West about 85 feet to the beginning of a curve, radius 112 feet; thence along arc of said curve westerly 90 feet, more or less, to the end of curve and thence in a straight line 19 feet, more or less to an iron pin, which is situated 46-1/2 feet from the edge of the paved part of Gallatin Road or Highway No. 31; the total frontage on Alpine Avenue being approximately 117 feet; thence along the line parallel to the center line of Gallatin Road approximately South 20 degrees West 234 feet to an iron pin at Hampton's northwest corner; thence with his north line South 62-1/2 degrees East 111-1/2 feet to an iron pin, Mrs. Sarah Woolwine's corner; thence North 20 degrees East with her west boundary 268-1/2 feet to the point of beginning, and containing approximately 1/2 acre.

INCLUDED IN THE ABOVE DESCRIPTION but expressly EXCLUDED therefrom is a portion of said property conveyed to Sam R. Kyle et ux, by Deed of record in Book 1367, page 227, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Being a part of lot in the northwest corner of Lot "A" of the Monte Vista Plan of Lots, of record in Book 421, page 143, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of the Gallatin Road as now widened and located, at an iron pin, being Hampton's northwest corner; thence along Hampton's north line South 62-1/2 deg. east 111.5 feet more or less to an iron pin at the southwest corner of the Woolwine lot; thence along Woolwine's West line North 2 deg. east 100 feet to a point; thence north 62-1/2 deg. west 111.5 feet more or less to the easterly margin of the Gallatin Road; thence with the margin of the same, south 2 deg. west 100 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION but expressly EXCLUDED therefrom is a portion of said property conveyed to Sam R. Kyle et ux, by Deed of record in Book 1468, page 115, Register's Office for said County, described as follows:

Being a part of the northwest part of Lot "A" on the Plan of Monte Vista, of record in Book 421, page 143, Register's Office for said County, and described according to a survey of Pete Meyer, Surveyor, May 13, 1946, as follows:

Beginning at a point in the easterly right-of-way line of the Gallatin Pike at a point 44.6 feet at right angles to and east of the edge of the pavement of said Pike, and being approximately 134 feet south of the south margin of McAlpine Avenue at the northwest corner of the property conveyed to Sam R. Kyle and wife, by deed from R.O. Ray and wife, of record in Book 1367, page 227, said Register's Office; thence along Kyle's north line, South 62-1/2 deg. East 111.5 feet to a point in the west boundary of Mrs.. Woolwine's west line, North 18 deg. 15 feet East 20.4 feet to the southeast corner of the property conveyed to Clarence W. Duncan and wife, by deed from R.O. Ray and wife, of record in Book 1390. page 188, said Register's Office; thence along Duncan's south line, North 72 deg. 30 feet West 111.5 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION but expressly EXCLUDED therefrom is a portion of said property conveyed to J.B. Johnson and wife, Nola B. Johnson, by Deed from R.O. Ray and wife, Winifred Ray, of record in Book 2491, page 69, Register's Office for Davidson County, Tennessee, as follows:

Being a part of Lot "A" on the Monte Vista Subdivision as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin on the southerly side of McAlpine Avenue at the northwest corner of the lot owned by J.B. Johnson and wife, Nola S. Johnson; thence westerly along the southern margin of McAlpine Avenue 22 feet to an iron pin; thence South 15 deg. 55 minutes West 107.3 feet to an iron pin; thence south 16 deg. 35 minutes east 21 feet to an iron pin on the westerly margin of the J.B. Johnson lot; thence north 19 deg. east 121.3 feet to the point of beginning, according to an unrecorded survey made by Ralph W.C. Lambert on February 7, 1953.

TRACT NO. TWO:
BEING a part of the northwest part of Lot "A" on the Plan of Monte Vista, of record in Book 421, page 143, Register's Office for said County, and described according to a survey thereof made by Pete Meyer, Surveyor, May 13, 1946, as follows:

Beginning at a point in the easterly right-of-way line of the Gallatin Pike at a point 44.6 feet at right angles to and east of the edge of the pavement of said Gallatin Pike, being approximately 134 feet south of the south margin of McAlpine Avenue at the northwest corner of the property conveyed to Sam R. Kyle and wife, by deed from R.O. Ray and wife, of record in Book 1367, page 227, said Register's Office; thence South 72 deg. 30' East 111.5 feet to an iron pin in the west line of Mrs. Sara Woolwine's property; said point being 20.4 feet North 18 deg. 15' East of said Kyle's northeast corner; thence North 18 deg. 15' East 30 feet to an iron pin which is 118.1 feet from

the south margin of McAlpine Avenue; thence North 72 deg. 30' West 111.5 feet to an iron pin in the east right-of-way line of said Gallatin Pike; thence with the margin of the same South 18 deg. 15' West 30 feet to the beginning.

THIS IS IMPROVED PROPERTY KNOWN AS 4018 GALLATIN ROAD, NASHVILLE, TN, AND ALSO KNOWN AS MAP 61-11, PARCEL 286 ON THE METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE TAX MAP.

Being the same property conveyed to EDWIN L. SAVELY, By Quitclaim Deed from Inglewood-Madison Fire and Police Department, a partnership composed of Dr. R.E. Crockarell and Edwin L. Savely, of record in Book 4591, page 550, Register's Office for DAVIDSON County, Tennessee. Edwin L. Savely having since died, a widower, unmarried, and by his Last Will and Testament filed in the Chancery Probate Court Clerk's Office for Sumner County, Tennessee, to Will Book 61, page 615, the property vests in the devisees under said will as follows: Edwin L. Savely, Jr., Carole Savely Wood, and Richard Alan Savely, the Grantors herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable.

2. All matters as set forth on the Plan of Monte Vista of record in Plat Book 421, page 143, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Sewer easements of record in Book 4298, pages 397 and 403, said Register's Office.