FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/00 12:56 2pgs
Fees:11.00 Taxes:370.00

20001221-0125122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF December 20 00

Notary Public

MY COMMISSION EXPIRES: January 26, 2
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Tripp (NAME)	New Owner (NAME)	MAP 94-13-O
808 Heathcote Ave. (ADDRESS)	808 Heathcote Avenue (ADDRESS)	PARCEL 61 & 63
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (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, Donald Tomlinson and wife, Linda Tomlinson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Tripp

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:

804 Heathcote Avenue, Nashville, TN 37210:
BEING Lot No. 19, on the Map of White and Rucker's Subdivision of Part of Lot No. 9 in the Lewis Plan of record in Book 47, Page 129, Register's Office for said County.

Said Lot fronts 50 feet on the northerly side of Heathcote Avenue and runs back between parallel lines 145 feet to an alley.

218 Fesslers Lane, Nashville, TN 37210:
SOUTHERLY HALF: Land in Davidson County, Tennessee, being the southerly half of Lots Nos. 15 and 17 on the Plan of White and Rucker's Subdivision of Lot No. 9 of the W.B. Lewis Property, as of record in Book 57, Page 129, Register's Office for said County, described as follows:

Beginning at the northeast corner of Heathcote and Pohlman Avenues, being the southwest corner of said Lot No. 15; thence with the easterly margin of Pohlman Avenue northerly 72.5 feet; thence easterly parallel with Heathcote Avenue 100 feet to the line between Lots Nos. 17 and 19; thence with said line southerly 72.5 feet to the northerly margin of Heathcote Avenue; thence with the northerly margin of said Avenue, westerly 100 feet to the beginning.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 804 Heathcote Ave;218Fesslers Ln, Nashville, TN 37210
(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 our hand s this 14th day of December, 20 00

Donald Tomlinson

Linda Tomlinson

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Blount

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Tomlinson and wife, Linda Tomlinson

the bargainor s, 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 Alcoa, Tennessee, this 14th day of December 20 00

Commission expires 6-2-2001

Rose Holbrook
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

NORTHERLY HALF: Land in Davidson County, Tennessee, being the northerly half of Lots Nos. 15 and 17 on the Plan of White and Rucker's Subdivision of Lot No. 9 of the W.B. Lewis Property, as of record in Book 57, Page 129, Register's Office for said County.

SAID part of Lots Nos. 15 and 17 fronts 72 1/2 feet on the easterly side of Pohlman Avenue and runs back between parallel lines, with the southerly margin of an alley, 100 feet to a dead line.

Included in the above description, but expressly excluded therefrom, is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from R.E. Barnes and wife, Lucy Barnes, of record in Book 3946, Page 761, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 15 on the Plan of White and Rucker's Subdivision of part of Lot 9 of Lewis Plan, of record in Book 57, Page 129, Register's Office for said County.

Beginning at the northeast corner of Heathcote Avenue and Fessler's Lane; thence northerly along the present east margin of Fessler's Lane 145.2 feet to a point in the south margin of the first alley North of Heathcote Avenue; thence easterly 6.54 feet along said margin of said alley to a point in the new relocated east margin of Fessler's Lane; thence southerly 145.33 feet along the new relocated east margin of Fessler's Lane to a point in the north margin of Heathcote Avenue; thence westerly 6.06 feet along the north margin of Heathcote Avenue to the point of beginning and containing 883 square feet, more or less.

BEING the same property conveyed to Donald Tomlinson and wife, Linda Tomlinson by Quitclaim Deed from Tennessee Truck Sales, Inc., a Tennessee Corporation, of record in Book 11119, Page 228 and in Book 11119, Page 231, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 47, Page 129 and Book 57, Page 129, said Register's Office.