STATE OF TENNESSEE
COUNTY OF Davidson

10746-T

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 2000.

Notary Public

MY COMMISSION EXPIRES: 11/27/04

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwight Ford	NEW OWNER	70-7-82
(NAME)	(NAME)	
840 R-1 Youngs Lane		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37207		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Mary E. Riat, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dwight Ford and wife, Cherica E. Ford

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:**

See exhibit A attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 12/21/00 14:02 3pgs
Fees:15.00 Taxes:55.50

20001221-0125174

This is unimproved property known as 910 West Trinity Lane, Nashville, TN

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 her hand this 20th day of December, 2000.

Mary E. Riat

Mary E. Riat

10746-T

STATE OF TENNESSEE
COUNTY OF Davidson

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

Mary E. Riat, a Widow

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 2000.

My commission expires 11/27/04

Notary Public

File No.: 10746-T

ATTACHMENT

Land in the 12th, formerly the 21st Civil District of said County and State, being parts of lots Nos. 41 and 42 on the Map of part of the Free Silver Plan, as of record in Book 332, page 46, Register's Office for said County, shown as Parcel B-1 on a survey of said parts of said lots made by John M. Sullivan, County Surveyor, March, 1952, and described according to said survey, as follows:

Beginning in the center of West Trinity Lane at the northeast corner of the property conveyed to David E. Powell and wife by deed from David Powell and wife, of record in Book 2138, page 377, said Register's Office; thence with said Powell's eastern boundary line, South 6 degrees, 49 minutes, East 459.3 feet to said Powell's southeast corner, being also a point in the northern boundary line of the property conveyed to Millard R. Taylor and wife by deed from David Powell and wife, of record in Book 1908, page 410, said Register's Office; thence with said Taylor's northern boundary line, south 79 degrees, 58 minutes east 159.5 feet to said Taylor's northeast corner; thence north 7 degrees, 01 minutes west 551.3 feet to the center of said Lane; thence with same, south 65 degrees, 25 minutes west 153 feet to the beginning.

BEING the same property conveyed to Clifton E. Riat and wife, Mary E. Riat by deed from T.J. Leslie and wife, Lula May Leslie, filed of record in Book 4204, page 492, Register's Office for Davidson County, Tennessee; the said Clifton E. Riat having since died, the property vests in Mary E. Riat, as surviving tenant by the entirety.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.