Davidson County DEEDWARR
Recvd: 02/21/01 11:54 3pgs
Fees:15.00 Taxes:521.70
20010221-0016145

Box 44
A Sowney

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $141,000.00. **Affiant** Subscribed and sworn to before me, this 20th day of February, 2001. Notary Public My Commission Expires: 10/25/2003

Address New Owner As Follows:
Scott M. Portis and wife,
Carol Len Frist Portis
254 Myhr Green
Nashville, TN 37221

Send Tax Bills To:
Scott and Carollen Portis
~~SAME~~
6205 Hillsboro Pike
Nashville, TN 37215

Map-Parcel Number:
142-070 C 053.00CO
9D 80015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANK EVANS, EXECUTOR OF THE ESTATE OF RUBYE EVANS DAVIS, deceased**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SCOTT M. PORTIS AND WIFE, CAROL LEN FRIST PORTIS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 53 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 660-27-101 through 6-27-123, herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office for said County, including without limitation the By-Laws appended thereto of record in Book 7184, page 71, Register's Office for said County (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description.

Together with a percentage interest in the common elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Rubye E. Davis by deed from James W. Carrell, of record in Book 10389, page 768, Register's Office for Davidson County, Tennessee; the said Rubye E. Davis having since died and Frank Evans being appointed Executor of her estate of record in Will Book 239, page 305, in the 7th Circuit ourt (Probate Division) of Davidson County, Tennessee. Rubye E. Davis and Rubye Evans Davis was one and the same person.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 7184, page 44, and the By-Laws appended thereto of record in Book 7184, page 71, as corrected at Book 7467, page 279, and amended in Book 7482, page 312, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5374, page 511, Register's Office for Davidson County, Tennessee.

4. Easement granted to State of Tennessee of record in Book 5407, page 643, Register's Office for said County.

5. Easement granted to Premiere Investment Properties, inc., and Bellevue Assembly of God by instrument of record in Book 6483, page 907, Register's Office for said County.

6. Matters shown on the Plan of record in Book 6900, page 978, Register's Office for said County.

7. Rights of others in and to the common elements.

This is improved property known as 254 Myhr Green, Nashville, TN 37221.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 20th day of February, 2001.

Frank Evans, Exec.
Frank Evans, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK EVANS, EXECUTOR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of February, 2001.

Notary Public

My Commission Expires: 01/25/2003