PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*

Davidson County DEEDWARR
Recvd: 03/02/01 09:54 2pgs
Fees:11.00 Taxes:4805.36
20010302-0019596

W & I Ref: (sk) Title No: 42209
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| John W. Ezell, Jr.<br>Janene Ezell<br>1228 Mary Helen Drive<br>Nashville, TN 37220 | SAME |

**TAX MAP-PARCEL NUMBERS: 145-10-44**

# *WARRANTY DEED*

*{Corporate}*

**FOR AND IN CONSIDERATION** of the sum of **$ 1,299,016.26,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gillespie Builders, Inc.**, a Tennessee corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John W. Ezell, Jr. and spouse, Janene Ezell,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County Tennessee, being Lot No. 1 on the Plan of Myatt Property Subdivision of record in Instrument No. 20000114005008 Register's Office for said County.

SAID Lot No. 1 fronts 337.86 feet on the northerly margin of Mary Helen Drive and extends back 202.63 feet on the easterly line and 260.84 feet on the broken westerly line to a dead line in the rear, measuring 476.98 feet thereon.

BEING part of the same property conveyed to Gillespie Builders, Inc. a Tennessee corporation, by Deed from Mary Ann Murphy, of record in Book 11276, page 577, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Gillepsie Builders, Inc., a Tennessee corporation, by Deed from Lovie L. Myatt, Trustee of The Lovie L. Myatt Revocable Living Trust Agreement, of record in book 11276, page 573, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Jane Napper and Mark Myatt, Trust Agreement, of record in Book 11390, page 439, in said Register's Office.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book Instrument No. 20000114, said Register's Office, which Plan shows a 90 foot minimum building setback line from Mary Helen Drive, together with additional setback designations.

**This is improved property, known as:** 1228 Mary Helen Drive, Nashville, TN 37220

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 28th day of February, 2001.

**Gillespie Builders, Inc.**

**By:** _____
Title: President

**State of Tennessee**
**County of Davidson**

Before me, the undersigned, personally appeared **John H. Gillespie** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Gillespie Builders, Inc., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Brentwood, Tennessee, this 28th day of February, 2001.

My Commission Expires: _____ Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003

**State of Tennessee**
**County of Williamson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,299,016.26

_____
Affiant

Sworn and subscribed before me this 28th day of February, 2001.

My Commission Expires: _____ Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003