(2)

RECORD & RETURN TO:
FILE BOX 36

THIS INSTRUMENT PREPARED BY:
AMY ADAMS
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File # 17187SP

Davidson County DEEDWARR
Recvd: 05/24/01 11:14 3pgs
Fees:15.00 Taxes:658.23

20010524-0054214

WARRANTY DEED

Name and Address of New Owner:
Erik M. Ness
150 Haverford Drive
Nashville, Tennessee 37205

Send Tax Bills To:
SunTrust Mtg. Co.
P. O. Box 57028
Irvine, CA 92619-7028

Street Address of Subject Property:	**Map-Parcel No:**
150 Haverford Drive	**Map 115-16-**
Nashville, Tennessee 37205	**Parcel 077**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jean-Paul Boulee and wife, Emily G. Boulee** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **ERIK M. NESS, unmarried,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of West Meade Farms, Section III, of record in Plat Book 1835, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jean-Paul Boulee, unmarried by Warranty Deed from the Estate of Virginia M. Powell of record in Book 11380, page 624, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above described parcel of land is subject to the following:

1. 2001 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. All matters shown on the Plan of record in Plat Book 1835, page 4, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 1851, page 258, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 150 Haverford Drive, Nashville, TN 37205

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 GRANTORS do covenant with the said GRANTEE that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hands this 22nd day of May, 2001.

Jean Paul Boulee

JEAN-PAUL BOULEE
BY: Joni Childress, atty in fact
~~JOANI~~ CHILDRESS, ATTORNEY IN FACT

Emily G. Boulee

EMILY G. BOULEE
BY: Joni Childress, atty in fact
~~JOANI~~ CHILDRESS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles A. Scruggs, III, 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, and who further acknowledged that she

executed the within instrument on behalf of Jean-Paul Boulee and wife, Emily G. Boulee as their Attorney in Fact, as the free act and deed of the within named Jean-Paul Boulee and Emily G. Boulee.

Witness my hand and official seal this 22nd day of May, 2001.

Amy E. Adams
NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 25, 2003

AMY E. ADAMS NOTARY PUBLIC AT LARGE TN

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $177,900.00.

Amy E. Adams
Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2001.

Julie D. Cagle
NOTARY PUBLIC

My commission expires: 1-26-01

JULIE D. COCHE NOTARY PUBLIC AT LARGE TN