Davidson County DEEDWARR
Recvd: 07/04/01 09:11 2pgs
Fees:11.00 Taxes:444.00

20010704-0071251

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $120,000.00.

Subscribed and sworn before me this the 28th day of June, 2001.

Bettie Jo Ellis
Affiant

Notary Public

My Commission Expires Sept. 25, 2004
(Affix Seal)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. Y013158
7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027

Address of new owner:
Bettie Jo Ellis
1302 Bell Grimes Lane
Nashville, TN 37207

Send tax bills to:
New Owners

Map 41- Parcel 181

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Thomas Roche and wife, Amanda Roche

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Bettie Jo Ellis and Cornelius K. Foster, both Unmarried, as Tenants In Common

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 1 on the Final Plat of Roche Subdivision, of record in Instrument No. 200012220125523, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Including, but to be excluding from the description hereinabove shown is that portion of the premises as conveyed to Metropolitan Government of Nashville & Davidson County, by Jean Shepard Hawkins, by deed of record in Book 3990, page 577, said Register's Office, and being described as follows:
BEGINNING at a point in the northerly margin of the present Bells Grimes Lane, 508 feet east of Mrs. Jackson's southeast corner, said point being 5 feet west of the centerline of a 20-foot Avenue; thence North 2 degrees 30' East 8.5 feet to a point where the west margin of said 20-foot Lane intersects the new relocated northerly margin of Bell Grimes Lane; thence South 88 degrees 44' 30" East 184.0 feet along the new relocated northerly margin of Bell Grimes Lane to a point; thence South 3 degrees 00' West 8.5 feet to a point in the northerly margin of the present Bell Grimes Lane; thence with the northerly margin of the present Bell Grimes Lane, North 88 degrees 44' 30" West 184.0 feet to the point of beginning, and containing 0.04 acres, more or less.

Being part of the property conveyed to Thomas Roche and wife, Amanda Roche by Warranty Deed of record in Instrument No. 200006280064175, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1302 Bell Grimes Lane, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 28th day of June, 2001.

Thomas Roche

Amanda Roche

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of June, 2001, before me personally appeared Thomas Roche and wife, Amanda Roche, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. Witness my hand and official seal at Brentwood,Tennessee, the day and year aforesaid.

My commission expires:

Notary Public

E. DIANNE COBLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires Sept. 25, 2004