Davidson County DEEDWARR
Recvd: 07/31/01 15:23 2pgs
Fees:13.00 Taxes:2516.00

20010731-0081132

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 $680,000.00. **Affiant** Subscribed and sworn to before me, this 31st day of July, 2001. Notary Public My Commission Expires: 10/25/2003

Address New Owner As Follows:
James H. Cheek, IV and
Lisa B. Cheek
221 Evelyn Avenue
Nashville, TN 37205

Send Tax Bills To:
Same as New Owner

Map-Parcel Number:
116-10-4

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, **JAMES H. CHEEK, JR., UNMARRIED,** hereinafter called the Grantor, haas bargained and sold, and by these presents does transfer and convey unto **JAMES H. CHEEK, IV AND WIFE, LISA B. CHEEK**, 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 Lot No. 2 and the southerly part of Lot No. 3 on the Map of Deerfield, of record in Book 547, pages 191 and 192, Register's Office for said County.

Said lot and part of lot adjoin and front together 125 feet on the westerly side of Evelyn Avenue and run back between lines, 220.3 feet on the southerly line of Lot No. 2, and 220 feet more or less on the northerly line of part of Lot No. 3, to a dead line on which they measure 135 feet.

Being the same property conveyed to James H. Cheek, Jr. and Anne Huddleston Cheek, as tenants in common by deed from James C. Gooch, of record in Book 7810, page 194, Register's Office for Davidson County, Tennessee; the said Anne Huddleston Cheek having since died and her will of record in Will Book 214, page 845, Probate Court Clerk's Office for Davidson County, Tennessee, having devised the subject property to James H. Cheek, III, as Trustee of the Family Trust established under the Last Will and Testament of Anne H. Cheek. James H. Cheek, III, as Trustee of the Family Trust established under the Last Will and Testament of Anne H. Cheek further conveyed the subject property to James H. Cheek, Jr. by deed of record in Book 11162, page 226, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2001 City of Belle Meade and Metro taxes, a lien, but not yet due and payable, which have been 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. All matters as shown on the Plan of record in Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee.

This is improved property known as 221 Evelyn Avenue, 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 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 31st day of July, 2001.

James H. Cheek, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES H. CHEEK, JR.**, 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 31st day of July, 2001.

Notary Public

My Commission Expires: October 25, 2003

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