PREPARED BY (AND RETURN TO):

BOX 50-B
~~PREPARED BY~~: RETURN TO
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE
NASHVILLE, TN 37203

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(SK) Title No: 43542
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/12/02 12:20 2pgs
Fees:13.00 Taxes:1776.00
20020712-0084029

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles W. May Julie A. May 2312 Woodmont Blvd. Nashville, Tennessee 37215	Wells Fargo Home Mortgage, Inc. 4456 Corporation Lane Virginia Beach, Virginia 23462

TAX MAP-PARCEL NUMBERS: 117-6-97

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$480,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anna Helene Baumgaertel, unmarried** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles W. May and spouse, Julie A. May** 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, described as follows, to wit:

Being the westerly 100 feet of Lot No. 33 on the plan of E.L. Hampton's Subdivision called Hillsboro Heights, not of record and described according to a survey made December 26, 1912, as follows:

Beginning at a point on the northerly margin of Woodmont Boulevard, formerly Concrete Boulevard, at a point 800 feet west of the center of 23rd Ave., South; thence northerly 369.5 feet, more or less., to the southerly line of Lot No. 25; thence with the southerly lien of Lot No. 25, 100 feet westerly , to the common corner of Lots Nos. 26, 26, 32 and 33; thence with the line between Lots Nos. 32 and 33, southerly 369.7 feet, more or less, to the northerly margin of Woodmont Boulevard, thence with the margin of the same easterly 100 feet to the point of beginning.

BEING the same property conveyed to Clive L.G. Bell and wife, Anna Baumgaertel by deed from Julia E.B. Bringle, unmarried, of record in Book 6874, page 506, Register's Office for Davidson County, Tennessee; further conveyed to Anna Helene Baumgaertel by quitclaim deed from Clive Laurence George Bell, of record in Book 10710, page 86, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Restrictive Covenant contained in deed from Life and Casualty Insurance Company of Tennessee, Inc., to Eben S. Carver, et ux., of record in Book 1058, page 238, Register's Office for Davidson County, Tennessee, as follows: "No Buildings shall be constructed on above tract nearer than 125 feet to Woodmont Boulevard".

This is improved property, known as: 2312 Woodmont, Nashville, Tennessee 37215

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 heirs 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 10th day of July, 2002.

Anna Helene Baumgaertel

Anna Helene Baumgaertel

State of TENNESSEE
County of DAVIDSON

On this 10th day of July, 2002 , before me the undersigned authority, personally appeared **Anna Helene Baumgaertel** , 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 the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $480,000.00

Affiant

Sworn and subscribed before me this the 10th day of July, 2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-14-03

Notary Public