FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/02 13:52 2pgs
Fees:13.00 Taxes:925.00
20020903-0106043

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 20 02.

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Hovey (NAME)	Bank of America, N.A. (NAME)	MAP 117-12
3510 Belmont Boulevard (ADDRESS)	200 S. College St. (ADDRESS)	PARCEL 155
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Charlotte, NC 28255-0001 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Birdie Marie Baumgartner, Individually and Birdie Marie Baumgartner as heir of the Estate of Dorothy Baumgartner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William D. Hovey, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the northerly part of Lot No. 11, on the Plat of the Noel Property on Graybar Lane east of Belmont Blvd., not of record described according to a survey made by W.B. Southgate, Surveyor, February 5, 1924, as follows:

Beginning on the easterly margin of Belmont Blvd. at a point 200 feet north of the northerly margin of Graybar Lane, said point being the northwest corner of property conveyed to R.A. Baker and wife, by deed from John Q. Schisler and wife, in Book 1290, Page 77, Register's Office for said County; thence with the easterly margin of said Blvd., northwardly 153 1/3 feet to the southerly line of Miss Delia Noel's land; thence with said line, eastwardly 200 feet 6 inches to the corner of lots 10 and 11; thence with the line between said two lots southwardly 141.75 feet to the northeast corner of said Baker property; thence with the northerly line of said Baker property westwardly 200 feet to the beginning.

Being the same property conveyed to Birdie Marie Baumgartner by Quitclaim Deed from John Harper Baumgartner of record in Instrument _____, said Register's Office. See also deed of record in Book 4439, Page 142, from Samuel B. Smith and wife, Sue F. Smith to Dorothy Baumgartner and Birdie Marie Baumgartner, Register's Office for said County. The said Dorothy Baumgartner now being deceased.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3510 Belmont Boulevard, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 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 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 my hand this 30th day of August, 20 02

Birdie Marie Baumgartner

Birdie Marie Baumgartner

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 Birdie Marie Baumgartner, Individually and Birdie Marie Baumgartner as heir of the Estate of Dorothy Baumgartner

the bargainor _____, 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. Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 20 02.

Commission expires January 29, 2005

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees and (2) Sanitary Sewer Easement of record in Book 4001, Page 180, said Register's Office.