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Davidson County DEEDWARR
Recvd: 01/30/03 15:35 2pgs
Fees:13.00 Taxes:3885.00
20030130-0013119

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 $1,050,000.00. Anne B. Wallace Affiant Subscribed and sworn to before me, this 30th day of January, 2003. Notary Public My Commission Expires: 10/27/03

Address New Owner As Follows: Anne B. Wallace and Marian F. Harrison 30 Old Club Court Nashville, TN 37215	Send Tax Bills To: Same	Map-Parcel Number: 104-14-0-H-081.00

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, **DANA MORRIS STRUPP,** unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANNE B. WALLACE AS TO AN EIGHTY-FIVE PERCENT (85%) UNDIVIDED INTEREST AND MARIAN F. HARRISON AS TO A FIFTEEN PERCENT (15%) UNDIVIDED INTEREST,** as joint tenants with right of survivorship, 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 17 on the Final Plat of Whitworth, Phase 3, Section 3, of record in Book 7900, page 870, amended in Book 9582, page 842, in the office of the Register of Deeds for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John A. Strupp and wife, Dana Morris Strupp, by deed from Third National Bank in Nashville, of record in Book 9583, page 55, Register's Office for Davidson County, Tennessee, the said John A. Strupp having since died leaving Dana Morris Strupp as surviving tenant by the entirety.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and 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 7900, page 870, as amended in Book 9582, page 842, Register's Office for Davidson County, Tennessee.

3. Boundary Plat for Whitworth of record in Book 6900, pages 838-841, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9567, page 301, Register's office for Davidson County, Tennessee.

This is improved property known as 30 Old Club Court, Nashville, TN 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 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 30th day of January, 2003.

Dana Morris Strupp

Dana Morris Strupp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DANA MORRIS STRUPP**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of January, 2003.

Notary Public

My Commission Expires: 10/20/03