THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Leonard Amdur
1007 Estes
Nashville, TN 37215

MAP PARCEL NUMBERS
MAP/PARCEL 114-141

Davidson County DEEDWARR
Recvd: 03/03/03 11:30 3pgs
Fees:18.00 Taxes:1036.00
20030303-0027467

WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of February, 2003, by and between **CHARLES M GARY and DORIS GARY, husband and wife**, party of the first part, and **LEONARD AMDUR AND KARL E. PETERS**, party of the second part,

WITNESSETH: That for and in consideration of **$280,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in NASHVILLE County of Davidson, State of Tennessee:

Beginning at a point on the northwesterly margin of Charlotte Pike, the southwest corner of a tract conveyed to Jon W. Owen and wife, by deed dated September 28, 1949, of record in Book 1779, page 507, Register's Office for said County: thence in a northwesterly direction along the westerly margin of the Owen tract 215 feet, more or less, to a point the northwest corner of Owen tract, also the southeast corner of a tract conveyed to Joseph W. Sadler by deed of record in Book 1779, page 51, said Register's Office; thence in a westerly direction along the southerly line of the Sadler tract 215 feet, more or less, to the easterly margin of Old Hickory Boulevard; thence southerly along said Boulevard, 100 feet to a point; thence at right angles easterly 175 feet, more or less, to a point; thence in a southeasterly direction 180 feet, more or less, to a point on the northwesterly margin of Charlotte Pike, 350 feet northeast of the northeast corner of said Charlotte Pike and Old Hickory Boulevard; thence northeastwardly along the northwesterly margin of Charlotte Pike, 100 feet to the point of beginning.

Being the same property conveyed to Charles M. Gary and wife, Dorothy S. Gary by Quitclaim Deed from Dorothy S. Gary, executed on 4/24/96 and filed for record on 5/1/96 in Book 10034, Page 28, Register's Office for Davidson County, Tennessee. The said Dorothy S. Gary has since deceased and Charles M. Gary has remarried Doris Gary.

Doris Gary, spouse of Charles M. Gary, joins in this conveyance to convey any and all interests, marital or otherwise, that she may have in the above referenced property, now or hereafter.

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TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.



CHARLES M GARY



DORIS GARY

**

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); Easement of record in Book 787, page 3; Deed to State of Tennessee of record in Book 8023, page 684; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee."

"The above legal description is identical to the one in the previous deed of record."

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **CHARLES M GARY and DORIS GARY, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 24th day of February, 2003.

My commission expires 7-20-05

Alan D Robertson
Notary Public

ALAN D. ROBERTSON NOTARY PUBLIC AT LARGE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$280,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of February, 2003.

Alan D Robertson

PROPERTY ADDRESS:
7346 CHARLOTTE PIKE
NASHVILLE, TN 37209

New owner
Leonard Amdur
Karl E. Peters

ALAN D. ROBERTSON NOTARY PUBLIC AT LARGE