WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/10/03 15:54 2pgs
Fees:13.00 Taxes:932.03

20030310-0031421

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAR. 19, 2004 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0152

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Bristol	Columbia National Incorporated	117-08-0-036.00
(NAME)	(NAME)	
1710 Gale Lane	P.O. Box 3050	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Columbia, MD 21045-6050	
(CITY) (STATE) (ZIP)	(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, Bayard Dodge Rea and wife, Arian Rea, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James B. Bristol, 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:

Land in Davidson County, Tennessee, being the northwesterly parts of Lots No. 13 and 14 on the Revised Subdivision of Lots No. 11, 12, 13, 14, and 15, Belmont Terrace Annex No. 1, of record in Book 547, Page 99, Register's Office for said County and more particularly described as follows:

Beginning at a point in the northeasterly margin of Gale Avenue or Lane, 180 feet southeast of the northeast corner of Gale Avenue or Lane and Brightwood Avenue and being the common corner of Lots No. 14 and 18 of said re-subdivision; thence northwesterly with the dividing line between Lots No. 13, 14, 17 and 18, 109.5 feet to a point, the common corner of Lots No. 13 and 17 of said re-subdivision; thence southeasterly 70 feet to a point; thence southwesterly and parallel with the dividing line between Lots No. 13, 14, 17, and 18 of said re-subdivision, 112 feet more or less, to a point in the northeasterly margin of Gale Avenue or Lane; thence northwesterly with the northeasterly margin of Gale Avenue or Lane 70 feet to the beginning.

Being the same property conveyed to Bayard Dodge Rea and wife, Arian Rea by Warranty Deed from Christopher A. Bosworth and wife, Kimberly M. Bosworth, dated May 17, 2002, of record in Instrument Number 20020522-0062471, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1710 Gale Lane, Nashville, TN 37212
(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 our hands this 26th day of February, 2003.

Bayard Dodge Rea

Arian Rea

STATE OF TENNESSEE

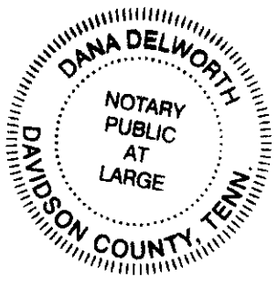
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bayard Dodge Rea and wife, Arian Rea the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of February, 2003.

Commission expires: 11/27/04

Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212