Davidson County DEEDWARR
Recvd: 03/13/03 09:54 3pgs
Fees:18.00 Taxes:453.25
20030313-0033826

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Barry Downer	New Owner	Map 72-4
1301 Boscobel Street		Parcel 1
Nashville, TN 37206		26b 11377

This instrument prepared by : Belle Meade Title & Escrow Company, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Gary J. Hill and wife, Clara Z. Hill** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Barry Downer, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description.

Being the same property conveyed to Gary J. Hill and wife, Clara Z. Hill by Warranty Deed from Glenda Scalf, an unmarried person of record in Instrument Number 20021220-0157785, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4793, page 730 and Book 4789, page 863, said Register's Office.
3. Plan of record in Book 332, page 101, said Register's Office.

This is improved property commonly known as 1342 Stratford Avenue, Nashville, Tennessee 37216.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $122,500.00.

Affiant

Subscribed and sworn to before me this 11th day of March, 2003.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 11th day of March, 2003.

Gary J. Hill **Clara Z. Hill**

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 **Gary J. Hill and wife, Clara Z. Hill**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes contained th

WITNESS my hand and official seal at Nashville, Tennessee, this March, 2003.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

Exhibit "A" Legal Description

Land in Davidson County, Tennessee, being part of Lots Nos. 202 and 203 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County, described as follows:

Beginning at the southeasterly corner of Stratford Avenue and Kennedy Avenue; thence along the easterly margin of Kennedy Avenue, South 30° 49' West 101 feet to an iron pin; thence southerly 5° 40' west 70.7 feet to the northwesterly corner of the property conveyed to Richard T. Harris and wife, as of record in Book 3180, page 33; thence with their northerly line, southerly 55° 45' East 110.2 feet; thence northerly 42° 15' East 2 feet, more or less, to the southwesterly corner of the property conveyed to Myrtle E. Lankford et al, as of record in Book 3180, page 35 and continuing with their westerly line northerly 42° 15' East 150 feet to the southerly margin of Stratford Avenue; thence westerly with said Avenue northerly 51° 10' West 170 feet to the beginning.