WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF April, 2003

NOTARY PUBLIC
AT
LARGE

MY COMMISSION EXPIRES: 7-7-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sabin Ewing	New South Federal	MAP 118-5
(NAME)	(NAME)	
1004 Battlefield Drive	1900 Crestwood Blvd	PARCEL 201
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Birmingham, AL 35213	
(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, Cole J. Hosenfeld and wife, Jana M. Hosenfeld

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sabin Ewing and wife, Leslie Ewing

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 Lot No. 3 on the Revised and Corrected Subdivision by J. Leroy Davis of the south part of Lot No. 6 on the Plan of Noelton, not of record, and the southerly 50 feet of Tract No. 2 conveyed to Mrs. Katie J. Corbitt by deed of record in Book 2145, page 219, RODC (same being a part of the North part of said Lot No. 6 described according to a survey thereof made by Lewis D. Justice, Surveyor, in March 1945); all of the property conveyed herein being more particularly described according to a "Lot Survey" made by John G. Kohl III, Registered Land Surveyor, in May, 1968, as follows:

Beginning at a point in the northerly margin of Battlefield Drive, the common corner of Lot Nos. 2 and 3, which point is 159.5 feet west of the northwest corner of said Drive and Lealand Lane (formerly 10th Avenue South), thence with the northerly boundary of Battlefield Drive, being North 87 deg. 29' West 82.0 feet to an iron pin; thence North 8 deg. 9' West, with the line between Lot Nos. 3 and 4, 174.22 feet to a point; thence North 1 deg. 56' East, with said line, 50.0 feet to a point; thence South 89 deg. 29' East 98.2 feet to a point; thence South 2 deg. 14' West 50.0 feet to a point in the line between Lot Nos. 2 and 3; thence with the line between Lot Nos. 2 and 3, South 2 deg. 54' East 175.42 feet to the point of beginning.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described property:

Beginning at the point of intersection of the north and east boundaries of this property, said point being along the said east boundary, northwardly 228.3 feet from its point of intersection with the north margin of Battlefield

CONTINUED

unimproved ( )
This is improved (X) property, known as 1004 Battlefield Drive, Nashville, TN 37204
(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 hand s this 30th day of April, 2003

Cole J. Hosenfeld

Jana M. Hosenfeld

Jana M. Hosenfeld

Davidson County DEEDWARR
Recvd: 05/05/03 08:39 2pgs
Fees:13.00 Taxes:777.00

20030505-0059276

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 Cole J. Hosenfeld and wife, Jana M. Hosenfeld

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactoty evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2003.

Commission expires 5-(7-07)

NOTARY PUBLIC AT LARGE

Notary Public

LEGAL DESCRIPTION CONTINUATION

Drive at another point that is westwardly 159.5 feet from the west margin of Lealand Lane; thence South 86 deg. 50' West 91.2 feet to a point; thence North 2 deg. 34' East 12.4 feet to a point in the said north boundary; thence along the said boundary North 89 deg. 29' West 98.2 feet to the point of beginning and containing 456 square feet.

Being the same property conveyed to Cole J. Hosenfeld and wife, Jana M. Hosenfeld by deed from Cary R. Chrisman and wife, Nancy W. Chrisman of record in Instrument No. 20020213-0019361, Register's Office for Davidson County, TN.

Subject to Joint Driveway Easement of record in Book 11515, page 976, said Register's Office.

Subject to easement across the northerly part of Tract No. 2 conveyed to Katie J. Corbitt by deed of record in Book 2145, page 219, said Register's Office, (said northerly part of said Tract 2 not being conveyed herein but being retained by Corbitt) for the purpose of connecting with the "Hillsboro Sewer" line constructed across said northerly part of said Tract No. 2", and do transfer and assign to Grantees all rights to connect to said "Hillsboro Sewer" line as set forth in an agreement executed by the said Katie J. Corbitt granting an easement for the construction of said "Hillsboro Sewer" line across said property, together with the right to enter onto said northerly part of said "Tract No. 2" for the purpose of connecting to said "Hillsboro Sewer" line and for necessary maintenance of such connecting sewer line.

Taxes for the year 2003 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.