THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20708-04-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $309,000.00. Affiant Subscribed and sworn to before me, this May 16, 2003. Notary Public My Commission Expires: 11-22-04

SIDWELL & BARRETT P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

Address New Owner: Alan M. Purdy Sarah R. Purdy 5805 Vine Ridge Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No. 105 14 Parcel No. 060.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy Hall Menchise**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan M. Purdy and Sarah R. Purdy** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 5805 Vine Ridge Drive, Nashville, TN, 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this May 16, 2003.

Amy Hall Menchise

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Amy Hall Menchise**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this May 16, 2003.

Notary Public

My Commission Expires: 11/29/03

NOTARY PUBLIC
NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 05/22/03 13:25 2pgs
Fees:13.00 Taxes:1143.30

20030522-0070101

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly part of Lot No. 20 and all of Lot No. 21 on the Plan of Hillwood Estates, Section 1, as of record in Book 1835, page 117 and as amended in Book 2136, page 521, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 20 is described as follows:

Beginning on the southeasterly margin of Vine Ridge Drive at the corner of Lots Nos. 20 and 21; thence, with the line between said two lots southeastwardly 251 feet; thence, northeastwardly 13 feet to the southwest corner of the property conveyed to Bill B. Jones and wife, by deed from James E. Patterson, et al, of record in Book 2702, page 323, said Register's Office; thence, with said Jones' southwesterly line northwestwardly 251 feet, more or less, to the southeasterly margin of said Vine Ridge Drive; thence, with same southwestwardly 3 feet to the beginning.

Said Lot No. 21 fronts 155 feet on the southeasterly side of Vine Ridge Drive and runs back 251 feet on the northeasterly line and 265.3 feet on the southwesterly line to a dead line measuring 154 feet thereon.

Being the same property conveyed to Amy Hall Merchise by Quit Claim Deed from John Menchise of record at Instrument No. 20030522007010O, said Register's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this
3) All matters appearing on the Plan of Hillwood Estates, Section I of record in Book 1835, page 117, Register's Office for Davidson County, Tennessee.