THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**.

X _____
Affiant

Sworn to and subscribed before me this 4 day of June, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 5-28-06

Davidson County DEEDWARR
Recvd: 06/10/03 09:21 2pgs
Fees:13.00 Taxes:592.00

20030610-0079668

ADDRESS - NEW OWNER
Gilbert D. Ezell, etux
1601 Shackleford Dr
Nashville, TN 37215

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 131-4
Parcel 50

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **M. D. Sweeney, Jr., Personal Representative of the Estate of Frances Jean Coleman, deceased**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Gilbert D. Ezell and wife, April Ezell**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being part of Lot No. 24 on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place, as of record in Book 421, page 118 and 119, Register's Office for Davidson County, Tennessee, described according to a survey made by W. B. Southgate, Surveyor, July 1929, of record in Book 843, page 5, said Register's Office, as follows:
>
> Beginning in the center of Shackleford Road at a point 164 ½ feet east of the center line of Belmont Boulevard, being the northeast corner of the property conveyed to T. H. McMillian by deed from Wm. W. Randolph and wife, of record in Book 782, page 232, said Register's Office; thence with the center of said road, eastwardly 110 feet, 6 inches to the northwest corner of Lot No. 1; thence with the westerly line of said Lot No. 1, being the center line of an alley, southwardly 242 feet, 4 inches to the northeast corner to the property conveyed to M. Ben Hollins and wife, by deed from John W. Beasley and wife, of record in Book 2292, page 37, said Register's Office; thence with the northerly line of Said Hollins' property, westwardly 110 feet 6 inches, more or less, to the southeast corner of said McMillian property; thence with the easterly line of said McMillian property, northwardly 242 feet to the beginning.
>
> Being the same property conveyed to Frances Jean Coleman, by deed from Sue McKnight Evans, Conservator of the Estate of Willie B. McKnight, of record in Book 4757, page 983, said Register's Office,

the Probate Court for Davidson County, Tennessee having approved this conveyance by order of record in Instrument No. 20030610000796 7, Register's Office for Davidson County, Tennessee

This is improved property known as 1511 Shackleford Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 my hand this 4 day of June, 2003.

M. D. Sweeney, Jr.
Personal Representative of the Estate of
Frances Jean Coleman, deceased.

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, **M. D. Sweeney, Jr., Personal Representative of the Estate of Frances Jean Coleman, decease,** the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 4 day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 5-28-06