Davidson County DEEDWARR
Recvd: 06/11/03 15:47 2pgs
Fees:13.00 Taxes:1785.25

20030611-0080994

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

* 482,500.00

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

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MAY, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Raymond Bohannon and Ronaold Williams	NEW OWNER	MAP:145
1810 Tyne Blvd	1057 Beach Tree Ln.	Parcel:8, 144, 145
Nashville, TN	Brentwood, TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LOUIS J. WEBER, ELEANOR WEBER CROW, AND GRACE WIGGERS WEBER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RAYMOND BOHANNON AND RONALD WILLIAMS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN CHEATHAM COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1810 TYNE BLVD, NASHVILLE, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the date indicated

Grace Wiggers Weber by B.V. Lawson Attorney in fact 5/28/03
Grace Wiggers Weber by B.V. Lawson, Attorney in fact

Eleanor Weber Crow by John M. Crow Attorney in fact 5/30/03
Eleanor Weber Crow by John M. Crow, Attorney in fact

Louis J. Weber 5/28/03
Louis J. Weber

EXHIBIT A - LEGAL DESCRIPTION

A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, described according to a survey made April 14, 1939, by Blanchard and Parrish, Engineers, as follows:

Beginning at a spike in the center of New Tyne Road: and running thence North 52 degrees 08' west, with the center of said road, 500 feet to a spike; thence continuing with the center of said road northwardly 640.9 feet to a spike; thence South 87 degrees 46' east 755.7 feet to a stake; thence with Hersig's western boundary line, south 8 degrees 04' west 298.9 feet, South 0 degrees 18' west 237.5 feet and south 4 degrees 32' east 288 feet to the beginning, containing 8.63 acres, more or less.

Being the same property inherited in equal parts to John S. Weber, Eleanor Weber Crow, Margaret Weber Buchignani, Albert Weber, Jr., Michal F. Weber, and Louis J. Weber from the estate of Julia Shea Weber (intestate) according to the laws of the State of Tennessee . Whereby a 1/6 undivided interest was further conveyed to Louis J. Weber by warranty deed from John S. Weber and wife, Alice G. Weber of record in Book 4073, Page 854 of record in the Register's Office for Davidson County, Tennessee. Whereby a 1/6 undivided interest was further conveyed to Louis J. Weber and Eleanor Weber Crow by warranty deed from Michael F. Weber and wife, Julanne M. Weber of record in Book 4179, Page 536 of record in the Register's Office for Davidson County, Tennessee. Whereby a 1/6 undivided interest was further conveyed Eleanor Weber Crow by warranty deed from Richard G. Buchignani and wife, Margaret Weber Buchignani of record in Book 4574, Page 66 of record in the Register's Office for Davidson County, Tennessee.

Albert G. Weber owner of an undivided 1/6 interest of the subject propertyhaving since died and leaving all the rest , residue and remainder, both personal and real proprty of his estate to his wife Grace Wiggers Weber. The Last Will and Testament of record in Davidson Seventh Circuit Court (Probate) Docket # 91773 - Will Book 165, Page 80.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Eleanor Weber Crow pursuant to a power of attorney executed by the same on the 07/30/1998, and being filed for in Instrument # 20010405-003611, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Grace Wiggers Weber pursuant to a power of attorney executed by the same on the 05/22/2003, and being filed for in Instrument #200306110080993 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNT OF WILLIAMSON

On the 30th day of May, 2003, before me personally appeared John M. Crow to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eleanor Weber Crow and acknowledged that he executed the same as the free act and deed of said .

Witness my hand and official seal at Brentwood, Tennessee

Notary Public_____ My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 30, 2004 DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNT OF WILLIAMSON

On the 28 th day of May, 2003, before me personally appeared to me B.V. Lawson known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Grace Wiggers Weber and acknowledged that he executed the same as the free act and deed of said .

Witness my hand and official seal at Brentwood, Tennessee

Notary Public_____ My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 30, 2004 DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee , this 30 th day of May, 2003.

Notary Public_____
My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 30, 2004 DAVIDSON COUNTY, TN