PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 07/16/03 09:31 2pgs
Fees:13.00 Taxes:1036.00
20030716-0099329

W & I Ref:( SK ) Title No: 44837
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Paul R. Waddle<br>Lisa Waddle<br>775 Rodney Drive<br>Nashville, Tennessee 37205 | Bank of America<br>200 South College Street<br>Charlotte, NC 28355-0001 |

**TAX MAP-PARCEL NUMBERS:** 115-13-021

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$280,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gerald C. Douglas and spouse, Jill French Douglas**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul R. Waddle and spouse, Lisa Waddle** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of West Meade Hills, Section VIII, as of record in Book 3600, pages 61 and 62, Register's Office for Davison County, Tennssee, to which Plan reference is made for a more complete description.

Said Lot No. 208 fronts 147.05 feet on the northwesterly side of Rodney Drive and extends back, 480 feet on the northwesterly line and 485.95 feet on the southwesterly line to a dead line in the rear, which is a broken line, on which it measures 66.98 feet.

Being the same property conveyed to Gerald C. Douglas and wife, Jill French Douglas by deed from Hans G.W. Kruse and wife, Barbara S. Kruse of record in Book 8163, page 799, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600 Pages 61 and 62, said Register's Office, which Plan shows a 170 foot minimum building setback line from Rodney Drive and a 10 foot easement for public utility purposes along the rear line of said lot and a 2.5 x 40 foot utility anchor easement located on the southeasterly front corner of said lot.

**This is improved property, known as: 775 Rodney Drive, Nashville, Tennessee 37205**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 11th day of July, 2003.

Gerald C. Douglas

Jill French Douglas

**State of** TENNESSEE
**County of** DAVIDSON

On this 11th day of July, 2003 , before me the undersigned authority, personally appeared Gerald C. Douglas and Jill French Douglas , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Sworn and subscribed before me this the 11th day of July, 2003

Notary Public

My Commission Expires: 7/26/2003

SHANNON PHILDIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003