313
BCCB
Bill

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mark V. Ezell and wife, Martha N. Ezell 4800 Lealand Lane Nashville, TN 37220	Part of Tax Map 146-1	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Axel W. Swang, a widower, and Ronald Swang, Trustee , as Trustee under the Will of Doris Cluck Swang (collectively, the "Grantors"), have bargained and sold, and by these presents do transfer and convey to Mark V. Ezell and wife, Martha N. Ezell (collectively, the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which shall be paid by the Grantors.

2. Easement Public Utilities along the northern line of the Property described herein.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Mark V. Ezell
Affiant

Subscribed and sworn to before me this 7 day of July, 2003.

Robert C. Beard
Notary Public

ROBERT C. BEARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5/28/06

881156 v1
029730-000 7/3/2003

Davidson County DEEDWARR
Recvd: 07/18/03 15:43 4pgs
Fees:23.00 Taxes:425.50
20030718-0101450

This is unimproved property located on Lealand Lane in Davidson County, Tennessee, formerly being a part of the property commonly known as 956 Tyne Boulevard.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and binds themselves, their heirs, successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 7th day of July, 2003.

AXEL W. SWANG

RONALD SWANG, TRUSTEE UNDER THE WILL OF DORIS CLUCK SWANG

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, ROBERT C BEARD, Notary Public, Axel W. Swang, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 7 day of JULY, 2003.

Robert C Beard

Notary Public

My Commission Expires:

5/28/06

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, ROBERT C BEARD, Notary Public, Ronald Swang, Trustee under the Will of Doris Cluck Swang, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 7 day of JULY, 2003.

Robert C Beard

Notary Public

My Commission Expires:

5/28/06

Exhibit A

(Legal Description)

A tract of land in the City of Oak Hill, Tennessee being the northerly 100' of Lot No. 1 Bridle Path Estates Second Addition as of record in Book 2133, Page 35, R.O.D.C., Tennessee being more particularly described as follows:

Beginning at an existing concrete monument on the easterly right-of-way of Lealand Lane being the northwesterly of Lot No. 1 Bridle Path Estates and the southwesterly corner of Lot No. 30 Gateway Acres Second Addition as of record in Book 1424, Page 83, R.O.D.C., Tennessee; thence,

1. With the common line between Lot No. 1 Bridle Path Estates and Lot No. 30 Gateway Acres South 83 degrees 42 minutes 30 seconds East, 425.11 feet to an existing concrete monument; thence,
2. With the easterly line of Lot No. 1 Bridle Path Estates South 2 degrees 02 minutes 28 seconds West, 100.00' to an iron pin set; thence,
3. With a line severing Lot No. 1 Bridle Path Estates North 83 degrees 41 minutes 52 seconds West, 424.11' to an iron pin set on the easterly right-of-way line of Lealand Lane; thence,
4. With the easterly right-of-way line of Lealand Lane North 1 degrees 28 minutes 10 seconds East, 100.00' to the Point of Beginning and containing 42,327 square feet or 0.972 acres. Being a part of the same property conveyed to Axel W. Swang and Doris Cluck Swang by deed recorded Book 10007, Page 853, R.O.D.C., Tennessee.

Being a part of the property conveyed to Axel W. Swang and Doris Cluck Swang as tenants in common pursuant to that certain Quitclaim Deed of record at Book 10007, page 853, Register's Office for Davidson County, Tennessee; the said Doris Cluck Swang since having died leaving a Last Will and Testament, filed in the Probate Clerk's Office at Volume No. 2670-490464, also filed with the Probate Court of Davidson County, Tennessee under Probate Case No. 01P1836. The interest of Doris Cluck Swang pursuant to her Will having vested at her death in Ronald Swang, Trustee, as Trustee under the Will of Doris Cluck Swang.

The above-described property is a portion of the property known as Lot No. 1 shown on the plan of Bridle Path Estates, Second Edition, as of record in Book 2133, Page 35, Register's Office for Davidson County, Tennessee. The aforesaid plat, with respect to Lot No. 1, has been superseded by that certain Final Plat of Resubdivision of Lot No. 1 of Bridle Path Estates Second Addition and Lot No. 30, Gateway Acres Second Addition, with such Resubdivision Plat having been recorded as Instrument No. 20030715-0098680 in the Register's Office for Davidson County, Tennessee (the "Resubdivision Plat"). In connection with this Deed, the Property conveyed hereby is now a part of Lot 2 shown on the Resubdivision Plat.