(3) BOX 36
19555

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/03 15:33 2pgs
Fees:13.00 Taxes:185.00
20030801-0109559

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF July, 2003.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
MAY 31, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19555SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Alton Ross, Jr. Timothy Stephen Smith 420 Elmington Avenue, Unit 601 Nashville, TN 37205	Same	93-6-4-39-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Edwin L. Holt and wife, Lois C. Holt, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Alton Ross, Jr. and Timothy Stephen Smith tenants in common, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land located in the Nineteenth Councilmatic District of Davidson County, Tennessee on Broadway between Third Avenue South and Fourth Avenue South, being part of Lots 11,12 and 21 on the first Plan of Davidson Academy Lots, not of record, and being more particularly described as follows:

Beginning at an iron rod in the northerly boundary of Louis B. Todd, Jr. property of record as Instrument Number 20030109-0004230, R.O.D.C. and the southerly boundary of Morris Furniture Company property of record in Deed Book 9072, Page 102, R.O.D.C., said iron rod being North 62 deg. 30' 00" East, 110.21 feet from the easterly right-of-way of Fourth Avenue South; thence North 27 deg 02' 00" West, 35.00 feet to a southeasterly corner of Lufay Anderson Sweet, II property of record as Instrument Number 20030115-0006649, R.O.D.C. and a southwesterly corner of Tract Two. Thence with the boundary of said Tract Two as follows: North 62 deg. 30' 00" East, 20.00 feet; South 27 deg. 02' 00" East, 23.42 feet to a mag nail; North 62 deg. 30' 00" East, 24.25 feet; South 27 deg. 02' 00" East, 11.58 feet to the aforementioned northerly boundary of Louis B. Todd, Jr.; thence with said boundary South 62 deg. 30' 00" West, 50.00 feet to the beginning.

Containing 980.9 square feet or 0.0225 acre, more or less, and being a portion of property conveyed to Edwin L. Holt et ux, Lois C. Holt by deed from Augusta E. Cartwright Deason, et al of record in Book 7088, Page 485, R.O.D.C., and to Morris Furniture Company, a Tennessee Corporation, by deed from Joel P. Morris, dated August 31, 1993, of record in Book 9072, Page 102, Register's office for Davidson County, Tennessee. By further conveyance to Edwin L. Holt and wife, Lois C. Holt, by deed from Morris Furniture Company, a Tennessee corporation of record as Instrument No. 20030801-0109558, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

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 property; and
3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
4. All matters appearing on the A.L.T.A./A.C.S.M. Land and Boundary Survey by Gresham, Smith and Partners, John M. Duffer, Reg. No. 1431, Surveyor, project no. 20535.42 dated 5/22/03.

This property is also known as unimproved property located at Lot 21, 4th Avenue South, Nashville, TN 37201.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 30th day of July, 2003.

Edwin L. Holt

Edwin L. Holt

Lois C. Holt

Lois C. Holt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On July 30, 2003, before me personally appeared Edwin L. Holt and Lois C. Holt 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 that (s) he executed the same as his/her free act and deed.

Witness my hand and official seal this 30th day of July, 2003.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: 5/30/2004