(4) Bk 36 19553

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:4070.00

20030801-0109560

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,100,000.00

Affiant

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

NOTARY PUBLIC

7/30/2007

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

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19553SP

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	93-06-4-020.00 93-06-4-021.00

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 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 as 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 in the southerly right-of-way of Broadway South 62 deg. 30' 00" West, 180.75 feet from the westerly right-of-way of Third Avenue South; thence with the westerly boundary of Tract One South 27 deg. 02' 00 " East, 150.00 feet to an iron rod at a northeasterly corner of Louis B. Todd, Jr. property of record as Instrument Number 20030109-0004230, R.O.D.C.; thence with the northerly boundary of said Todd property South 62 deg. 30' 00" West, 5.75 feet to a southwesterly corner of Tract Three; thence with said Tract Three as follows: North 27 deg. 02' 00" West, 11.58 feet; South 62 deg. 30' 00" West, 24.35 feet to a mag nail; North 27 deg. 02' 00" West, 23.42 feet; South 62 deg. 30' 00" West, 20.00 feet to a southeasterly corner of Lufay Anderson Sweet, II property of record as Instrument Number 20030115-0006649, R.O.D.C.; thence with the easterly boundary of said Sweet property North 27 deg. 02' 00" West, 150.00 feet to a mag nail in the southerly right-of-way of Broadway; thence with said right-of-way North 62 deg. 30' 00" East, 50.00 feet to the beginning.

Containing 6,519.3 square feet or 0.1497 acre, more or less, and being part 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, 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 ALTA/ACSM 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 improved property located at 317-319 Broadway, 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

My Commission Expires: 5/30/2004

NOTARY PUBLIC
AT LARGE
My Commission Expires
May 30, 2004
STATE OF TENNESSEE