Davidson County DEEDWARR
Recvd: 08/01/03 15:44 3pgs
Fees:18.00 Taxes:6105.00

20030801-0109577

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2003. Notary Public My Commission Expires: 01/22/06

Address New Owner As Follows: Wesley D. Turner, Trustee 429 Westview Avenue Nashville, TN 37215	Send Tax Bills To: Same	Map-Parcel Number: 116-15-0 014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE W. HOLCOMB, JR.,** unmarried, **AND JOHN W. NELLEY, JR., TRUSTEE OF THE HOLCOMB FAMILY TRUST, HAVING FULL AUTHORITY TO TRANSFER, SELL, MORTGAGE AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **WESLEY D. TURNER, AS TRUSTEE**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, in the City of Belle Meade, being Lot No. 5 of Block 6 on the Map of the Re-Subdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 5 fronts 200 feet on the westerly side of Westview Avenue and runs back 428 feet 8 inches on the northerly line and 429 feet 6 inches on the southerly line, to a dead line, measuring 200 feet thereon.

Included in the above described property, but expressly excluded from this conveyance is the following tract of land in Davidson County, Tennessee:

Being the westerly part of Lot No. 5 of Block 6 on the Map of the Resubdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for said County, beginning at a point in the southerly line of said Lot 5 which is the northeast corner of Lot 2 on the northwest corner of Lot 4, said resubdivision; thence westerly 191 feet, eight inches, with the southerly line of said Lot 5 to its southwest corner; thence northerly with the westerly margin of said Lot 5, 200 feet to the northwest corner of said Lot 5; thence easterly with the northerly margin of said Lot 5, 190 feet, 10 inches, to a point in said margin; thence southerly 200 feet to the point of beginning.

Being the same property conveyed to George W. Holcomb, Jr. and wife, Alice I. Holcomb, by deed from Florence (Fluff) Shofner Batson of record in Book 6150, page 176, Register's Office for Davidson County, Tennessee; the said George W. Holcomb, Jr. having since quitclaimed all of his interest, right and title to the subject property to Alice I. Holcomb by Quitclaim Deed of record as Instrument No. 20030321-0037573, said Register's Office; Alice I. Holcomb having since died, and her Last Will and Testament having been admitted to probate in Davidson County, Tennessee (Seventh Circuit Court Probate #03P972, Instrument #5334/1153878) and appointing George W. Holcomb, Jr. as Executor; the said George W. Holcomb, Jr., Executor of the Estate of Alice I. Holcomb having since quitclaimed the subject property unto George W. Holcomb, Jr., as to a 30% interest, and unto John W. Nelley, Jr., Trustee of the Holcomb Family Trust, as to a 70% interest, by Quitclaim Deed of record as Instrument No. 20030801-0109576, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 Metro and City of Belle Meade taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters shown on the Plan of record in Book 974, pages 4 and 5, Register's Office for said County.

3. Easement for Sanitary Sewer in favor of the City of Belle Meade of record in Book 5787, page 124, said Register's Office.

This is improved property known as 429 Westview Avenue, Nashville, TN 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, his successors and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of July, 2003.

George W. Holcomb, Jr.

John W. Nelley, Jr., Trustee, of the
Holcomb Family Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE W. HOLCOMB, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 2003.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN W. NELLEY, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of July, 2003.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007