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Davidson County DEEDWARR
Recvd: 09/19/03 14:28 3pgs
Fees:18.00 Taxes:740.00

20030919-0139107

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 $200,000.00. Affiant Subscribed and sworn to before me, this 17th day of September, 2003. Notary Public My Commission Expires NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Craighead Development, LLC
700 Craighead Street
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number
117-10-98.00

117-10-98.00

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY D. DAVIS AND WIFE, MICHELE LEIGH DAVIS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CRAIGHEAD DEVELOPMENT, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 and the westerly 10-feet of Lot No. 22 as shown on the Final Plat of Hillsboro Views Development Company's Subdivision, as of record in Plat Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee; a portion of an un-numbered Lot as shown on the Final Plat of Woodmont Estate – Number 2, as of record in Plat Book 1130, page 99, Register's Office for Davidson County, Tennessee, and the northeasterly half of the relocated Crestmoor Road (shown to be now abandoned according to the current Metro Property Map). Being more particularly described according to a boundary and topographic survey by H & H Land Surveying, Inc., Job No. 2001-602, dated January 22, 2002, as follows:

Beginning at an iron rod (new) on the northerly right of way line of Crestmoor Road (50 foot public right of way) at the Southeasterly property corner of the easterly 90 foot of Lot No. 22 as shown on the Final Plat of Hillsboro Views Development Company's Subdivision, as of record in Plat Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee. Said iron

rod also being 94.3 feet, more or less, West of the centerline intersections of Crestmoor Road and Bedford Avenue (50 Foot public right of way); thence, with the northerly right of way line of Crestmoor Road, North 87 degrees 00 minutes 00 seconds West, 109.63 feet to an iron rod (N); thence, with a 75.00 foot radius curve to the right an arc distance of 13.99 feet to an iron rod (N) at the northwesterly terminus of Crestmoor Road, said curve has a chord bearing and distance of North 81 degrees 39 minutes 23 seconds West, 13.97 feet; thence, with the westerly terminus of Crestmoor Road, in part South 18 degrees 29 minutes 25 seconds West, 25.07 feet to an iron rod (N) in the centerline of Crestmoor Road; thence, leaving the westerly terminus of Crestmoor Road, northwestwardly with the centerline of the relocated and abandoned Crestmoor Road having a 100.00 foot radius curve to the right, an arc distance of 73.20 feet to an iron rod (N). Said curve has a chord bearing and distance of North 54 degrees 08 minutes 18 seconds West, 71.58 feet; thence, North 33 degrees 10 minutes 00 seconds West, 73.23 feet to an iron rod (N) in the southeasterly right of way line of Valley Brook Road (50 foot public right of way); thence, northeastwardly, with said right of way line having a 286.48 foot radius curve to the left an arc distance of 127.76 feet to an iron rod (N). Said curve has a chord bearing and distance of North 44 degrees 44 minutes 45 seconds East, 126.71 feet; thence, North 31 degrees 58 minutes 10 seconds East, 39.40 feet to an iron pipe (O) at the southwesterly property corner of Lot No. 8 as shown on the Final Plat of Woodmont Estates, as of record in Plat Book 974, page 29, Register's Office for Davidson County, Tennessee; thence, leaving the southeasterly right of way line of Valley Brook Road, with the southerly property line of Lot No. 8 as shown on the Final Plat of Woodmont Estates, as of record in Plat Book 974, page 29, Register's Office for Davidson County, Tennessee, South 58 degrees 59 minutes 24 seconds East, 61.99 feet to an iron rod (new); thence, continuing with the southerly property line of the aforesaid Lot No. 8, in part, South 87 degrees 00 minutes 00 seconds East, 75.40 feet to an iron rod (N) at the northwesterly property corner of the easterly 90 foot of Lot No. 22 (Plat Book 974, pages 64 and 65, said Register's Office); thence, leaving the southerly property line of Lot No. 8, with the westerly property line of the easterly 90 foot of Lot No. 22, South 03 degrees 00 minutes 00 seconds West, 175.00 feet to the point of Beginning, and containing 35,480 square feet or 0.8145 acres, more or less, as calculated by the above bearings and distances.

Being the same property conveyed to Jeffrey D. Davis and wife, Michele Leigh Davis, by deed from William R. Hostettler, Sr., Trustee of the James C. and Lois T. Pickett Charitable Remainder Unitrust dated December 22, 1995, of record as Instrument No. 20020129-0012373, 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. All matters as shown on the Plan of record in Book 974, pages 64 and 65, and the Plan of record in Book 974, page 29, Register's Office for Davidson County, Tennessee.

This is improved property known as 2417 Crestmoor Road, Nashville, TN 37215.

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, its 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 and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 17th day of September, 2003.

Jeffrey D. Davis

Michele Leigh Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY D. DAVIS**, 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 17th day of September, 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, **MICHELE LEIGH DAVIS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of September, 2003.

Notary Public

My Commission Expires:

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