Davidson County DEEDWARR
Recvd: 09/22/03 11:16 2pgs
Fees:13.00 Taxes:438.17

20030922-0139705

WARRANTY DEED

FILE BOX 45

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,425.17

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September 20 03

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Gunter (NAME)	James Russell Elkins (NAME)	MAP 83-3
1007 Riverside Drive (ADDRESS)	7005 Waterbury Point (ADDRESS)	PARCEL 263
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kevin E. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Heather Gunter and Jennifer L. Elkins, both unmarried, as joint tenants with right of survivorship.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being parts of Lots Nos. 18, 19, and 20 on the plan of W.S. Ashworth's Subdivision of Lots Nos. 47, 48, 49, and 50 in the town of Brownsville, as of record in Book 161, Page 153, Register's Office for said County, being the westerly part of Lot No. 15 on the unrecorded plan of C.W. Carver's Subdivision, described according to a survey made by Eric Drake, County Surveyor, May 1, 1925, as follows:

Beginning on the easterly margin of Riverside Drive at a point 114 feet 10 inches South of the Southerly margin of Greenway Avenue, said point being the corner of Lots Nos. 14 and 15; thence with the easterly margin of Riverside Drive southwardly 56 1/2 feet to the northerly margin of an alley; thence with said alley eastwardly 150 feet; thence northwardly 50 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots westwardly 174.5 feet to the beginning.

BEING the same property conveyed to Kevin E. Wilson by deed from Stephen C. Murray and Sara R. Murray, of record in Instrument 20020201-0014056, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1007 Riverside Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 19th day of September, 20 03

Kevin E. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin E. Wilson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 19th day of September 20 03

Commission expires 1/29/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 161, Page 153, said Register's Office.