Davidson County DEEDWARR
Recvd: 10/14/03 13:40 2pgs
Fees:13.00 Taxes:6105.00

20031014-0152186

DEBORAH GAIL JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 29, 2005

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 10th day of October, 2003. Notary Public My Commission Expires: 5/29/05

Address New Owner As Follows: Christy Ivey, Trustee Parklane Building, Suite 109 5200 Maryland Way Brentwood, TN 37027	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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WESLEY D. TURNER, AS TRUSTEE, WITH FULL POWER TO SELL, GRANT, TRANSFER AND CONVEY THE TRUST PROPERTY WITHOUT THE NECESSITY OF JOINDER OF ANY BENEFICIARY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHRISTY IVEY, AS TRUSTEE, WITH FULL POWER TO SELL, GRANT, TRANSFER AND CONVEY THE TRUST PROPERTY WITHOUT THE NECESSITY OF JOINDER OF ANY BENEFICIARY,** hereinafter called the Grantee, her 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 Wesley D. Turner, Trustee by deed from George W. Holcomb, Jr., unmarried, and John W. Nelley, Jr., Trustee of the Holcomb Family Trust, of record as Instrument No. 20030801-0109577, 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. Easement for sanitary sewer in favor of City of Belle Meade of record in Book 5787, page 124, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.

3. Building restrictions, zoning ordinances and other matters of public law or regulation.

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, her successors and assigns, forever; and I covenant with the said Grantee that I am 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 myself, my successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 10 day of October, 2003.

Wesley D. Turner, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WESLEY D. TURNER**, 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 10th day of October, 2003.

Notary Public

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 29, 2005

216250.1/2003191