WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/03 14:03 3pgs
Fees:18.00 Taxes:203.50

20031020-0154736

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF October, 2003

Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR 25 2006

THIS INSTRUMENT WAS PREPARED BY:
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Wall (NAME)	SAME AS NEW OWNER (NAME)	MAP 70 13
P. O. Box 278 2110 Buena Vista Pike (ADDRESS)	(ADDRESS)	PARCEL 71
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(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, Tony Clouse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathan Wall and wife, Patricia Wall

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:

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the east margin of Hamilton Road, the southwest corner of the Cash Lot; running thence easterly along the South margin of said Cash's Lot 145 feet to a point; thence at right angles in a southwesterly direction 60 feet to a point; thence westerly in a line parallel with said Cash's South line 145 feet to a point on the East margin of Hamilton Road; thence northerly along said margin of Hamilton Road 60 feet to the point of beginning.

Included in the above description but expressly excluded from this conveyance is that property conveyed to the State of Tennessee and fully described in Book 5863, Page 704, Register's Office for Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, more particularly described as follows:

Beginning at the point of intersection of the northeast boundary of the T & W Amusement Company property and the southeast margin of Buena Vista Pike, thence with the said southeast margin North 37 degrees 10' 03" East 60 feet more or less to a point; thence South 52 degrees 05' East 16 feet more or less to a point; thence with the proposed right-of-way South 32 degrees 52' 42" West 61 feet more or less to a point; thence with the said northeast boundary North 52 degrees 05' West 20 feet more or less to the point of beginning and containing 1,050 square feet.

Further included in the above description but expressly excluded from this

CONTINUED

unimproved ( )
This is improved (X) property, known as 2110 Buena Vista Pike, Nashville, TN 37218
(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 17th day of October, 2003

Tony Clouse

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 Tony Clouse

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 Davidson, Tennessee, this 17th day of October, 2003.

Commission expires March 25, 2006

Notary Public

DENNIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

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 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 _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

conveyance is that property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee and fully described in Book 8145, Page 213, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being part of a lot or parcel of land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the existing southern right-of-way margin of Trinity Lane, said point being the northwesterly corner of the aforementioned Bertha Boner property; thence leaving said existing southern right-of-way margin, with the northerly boundary of said Bertha Boner property, South 53 degrees 02' 56" East 11.35 feet to a point; thence leaving said northerly boundary with a new line South 34 degrees 45' 55" West 60.04 feet to a point on the southern boundary of said Bertha Boner property; thence with said southern boundary North 53 degrees 02' 56" West 9.40 feet to a point on the aforesaid existing southerly right-of-way; thence along said southerly right-of-way North 32 degrees 54' 00" East 60.15 feet, more or less, to the point of beginning, containing 622 square feet, more or less.

Being part of the same property conveyed to Tony Clouse by Warranty Deed from Bertha Boner and husband, Nathan Boner of record in Book 9570, Page 756, Register's Office for Davidson County, Tennessee. Melissa Wall Clouse conveyed all her right, title & interest in and to Tony Clouse, (AKA Tony Ray Clouse and Tony R. Clouse) by Quitclaim Deed of record in Book 11494, Page 796, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2003, THE PAYMENT OF WHICH IS THE RESPONSIBILITY OF THE GRANTEE HEREIN.