Box 44

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 21971-10-2003**<br>Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $299,000.00.<br>Affiant<br>Subscribed and sworn to before me, 30th day of October, 2003.<br>Notary Public<br>My Commission Expires:<br>9-25-04 |

# WARRANTY DEED

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| **Address New Owner:**<br>Felix R. Dowsley, III.<br>Allison S. Dowsley<br>4025 Dorcas Court<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>National Bank of Commerce<br>P.O. Box 30046<br>Durham, NC 27702-3046 | **Tax Information:**<br>Map No.116.16<br>Parcel No. 017.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ruby F. Martin, Widowed**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Felix R. Dowsley, III. and wife, Allison S. Dowsley** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4025 Dorcas Court, Nashville, TN, 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 30th day of October, 2003.

Ruby F. Martin

Davidson County DEEDWARR
Recvd: 11/06/03 15:40 2pgs
Fees:13.00 Taxes:1106.30

20031106-0163416

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ruby F. Martin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2003.

Notary Public

My Commission Expires:

GERALD R. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

# EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Evergreen Heights, Part Two as of record in Book 1835, page 19, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William P. Martin and wife, Ruby F. Martin by deed dated April 8, 1955 from John W. Baird and wife, Dolores Baird of record in Book 2395, page 391, Register's Office for Davidson County, Tennessee. William P. Martin having since died.

Tract II:

Being part of Lot No. 1 on the Map of Henry W. Compton of record in Plan Book 2, page 58, Chancery Court at Nashville, and described as follows:

Beginning at a point in the rear line of Lot No. 19 on the Map of Evergreen Heights, Part I, of record in Book 1130, page 19, Register's Office for Davidson County, Tennessee, at a concrete monument at the southwest corner of Lot No. 8, on the Map of Evergreen Heights, Part II, of record in Book 1835, page 19, said Register's Office; thence along the west line of Lots Nos. 8 and 9, north 5 deg. 7 min. east 146.2 feet to a post at the southeast corner of the Davidson County Rock Quarry lot; thence along the south line of the quarry lot north 85 deg. west 43 feet; thence south 145 feet to a point in the north line of Lot No. 19 above mentioned, said point being 30 feet east of the common corner of Lots Nos. 19 and 20; thence easterly along the rear line of Lot No. 19, 35 feet to the beginning.

Being the same property conveyed to William P. Martin and wife, Ruby F. Martin by deed dated January 22, 1958 of record in Book 2736, page 601, Register's Office for Davidson County, Tennessee. William P. Martin having since died.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) All matters appearing on the Plan of record in Plat Book 1835, page 19, Register's Office for Davidson County, Tennessee and Plan Book 2, page 58, Chancery Court in Nashville, Tennessee.