WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/03 09:52 2pgs
Fees:13.00 Taxes:1480.00
20031121-0169781

JOHN GREGORY HARDEMAN NOTARY Exp 3/26/05 PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred H. Nance, Jr. (NAME)	Mr. Fred H. Nance, Jr. (NAME)	MAP 93-10
805 Lea Avenue (ADDRESS)	P. O. Box 101177 (ADDRESS)	PARCEL 40
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37224 (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, Linda Carolyn Nash

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred H. Nance, Jr. and John McGarity, Jr.

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 Davidson County, Tennessee, being parts of Blocks "B" and "C" on the Map of Palmer Place of record in Book 57, page 117, Register's Office for Davidson County, Tennessee, and part of Alley No. 125-1/2, now closed by Ordinance No. 45-298 of the Ordinances of the City of Nashville, and more particularly described according to a survey made by Hickerson-Miller, Engineers-Surveyor, dated July 17, 1956, as follows:

Beginning at a point in the southwest corner of the intersection of a 10-foot alley and Lea Avenue, which point is 125 feet, more or less, westerly from the southwest corner of the intersection of Lea Avenue and 8th Avenue South; thence along the westerly margin of said alley, southerly 170 feet, more or less, to a point in the northerly margin of Palmer Place; thence westerly along the northerly margin of Palmer Place, 190.9 feet, more or less, to a point in the easterly margin of a 10-foot alley; thence northerly 170.3 feet, more or less, to a point in the southerly margin of Lea Avenue; thence along the southerly margin of Lea Avenue, 180.3 feet, more or less, to the point of beginning.

Subject to a right of use by the public for alley purposes of the westerly 10 feet of this Tract as above described, same being dedicated to public use by action of the Mayor and City Council in accepting offer of the Crichton Company as shown in Bill No. 45-298, approved by the Mayor and City Council on January

CONTINUED

unimproved ( )
This is improved (X) property, known as 805 Lea Avenue, Nashville, Tennessee 37203
(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 20th day of November 2003

Linda Carolyn Nash

Linda Carolyn Nash

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 Linda Carolyn Nash

the bargainor _____, 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 and official seal at Nashville, Tennessee, this 20th day of November, 2003.

Commission expires _____

Notary Public

JOHN CREESMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 3/26/05

LEGAL DESCRIPTION CONTINUATION

25, 1946.

Being the same property conveyed to J. R. Nash by deed from Central-Cumberland Corporation of record in Book 7305, page 203, said Register's Office. J. R. Nash has since died. Linda Carolyn Nash is the devisee under the Will of James Ray Nash of record in Will Book AA, pages 156-167, Office of the Putnam County Probate Clerk. J. R. Nash was the same person as James Ray Nash.

This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 57, page 118, said Register's Office; and (c) easement of record in Book 5467, page 834, said Register's Office.