WARRANTY DEED



My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$800,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gudrun L. West	**Gudrun L. West**	**130-9-142**
(NAME)	(NAME)	
410 Brookfield Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, KAROL KENDALL FORT AND DUNCAN MCKAY FORT, III, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GUDRUN L. WEST, MARRIED, 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 the easterly part of Lot No. 16, Block I, on the Plan of the Highlands of Belle Meade, as of record in Book 547, page 180, Register's Office for said County.

Said part of said Lot 16 fronts 172 feet on the northerly margin of Brookfield Drive, and extends back 384.5 feet on the easterly line, and 351.0 feet on the westerly line, to a line on the rear on which it measures 148.0 feet.

BEING the same property conveyed to Duncan McKay Fort, III and wife, Karol Kendall Fort by deed from Eugene K. Swallow, Jr. and wife, Anne W. Swallow of record in Book 5796, page 409, Register's Office for Davidson County, Tennessee. Duncan McKay Fort, III conveyed all his rights in said property to Karol Kendall Fort by quitclaim deed of record in Book 10139, page 678, said Register's Office.

Duncan McKay Fort, III, husband of the said Karol Kendall Fort, joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

This conveyance is subject to any and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as **410 Brookfield Avenue, Nashville, TN 37205**

(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 14th day of November, 2003.

Davidson County DEEDWARR
Recvd: 11/21/03 15:06 2pgs
Fees:13.00 Taxes:2960.00

20031121-0170225

Karol Kendall Fort

Duncan McKay Fort, III

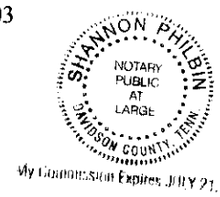
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karol Kendall Fort and Duncan McKay Fort, III, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of November, 2003

Commission expires: 7/21/2003



Shannon Philbin Notary Public