This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 11/24/03 09:14 2pgs
Fees:13.00 Taxes:481.00
20031124-0170299

**ADDRESS NEW OWNER:**

Ray C. Nathurst
1802 Hayes Street
Nashville, TN 37203

**SEND TAX BILL:**

New Owner

**MORTGAGEE:**

**MAP AND PARCEL:**
MAP 103-4
PARCEL 40

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert Leonard Pearce, married, Barbara Ann Elrod, married, and Sandra Fay Atwood, married,** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Ray C. Nathurst, a single person** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 601 of Block 30 on the Map of Charlotte Park Addition, of record in Book 57, page 103, Register's Office for Davidson County.
>
> Said part of said Lot No. 601 fronts 50 feet on the northerly side of Wyoming Avenue and runs back between parallel lines, along the westerly margin of 47th Avenue North, 150 feet to an alley in the rear.
>
> Being the same property conveyed to Robert Leonard Pearce, Barbara Ann Elrod and Sandra Fay Atwood, by QuitClaim Deed from Cleon Adams Pearce of record in Book 9232, page 842, Register's Office for Davidson County, Tennessee. The said Barbara Ann Elrod is also known as Barbara Jean Elrod.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and paid by Grantor, and such limitations and restrictions and easements as may affect the premises.

This is not nor ever has been the primary residence of the Grantors herein.

This is improved property known as 4700 Wyoming Avenue, Nashville, TN 37209.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the

same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 21st day of November, 2003.

Robert Leonard Pearce

Barbara Ann Elrod *aka Barbara Jean Elrod

Sandra Fay Atwood

STATE OF TENNESSEE)
COUNTY OF Davidson )

*aka Barbara Jean Elrod

Before me, the undersigned, of the state and county aforesaid, personally appeared Robert Leonard Pearce, Barbara Ann Elrod,*and Sandra Fay Atwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 21st day of November, 2003.

Notary Public

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires
January 29, 2005

My Commission Expires: 1/29/05

STATE OF TENNESSEE)
COUNTY OF Davidson )

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

**AFFIANT**

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires
January 29, 2005

Subscribed and sworn to before me
this 21st day of November, 2003.

**NOTARY PUBLIC**

My Commission Expires: 1/29/05