Davidson County DEEDWARR
Recvd: 11/25/03 11:01 2pgs
Fees:13.00 Taxes:1165.50

20031125-0171116

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

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

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Steven J. Mason
1318 Chickering Road
Nashville, TN 37215

Send Tax Bills To:
Same as New Owner

Map-Parcel Number
145-1-10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOAN HOILES VOORHEES, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **STEVEN J. MASON**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Westwood Subdivision, Section 2, of record in Book 4675, page 53, Register's Office for Davidson County, Tennessee, being more fully described as follows, to-wit:

Beginning at a point in the easterly margin of South Stanford Court, and being the southwest corner of Lot No. 1 on the Plan of Westwood Subdivision, Section 2, of record in Book 4675, page 53, of record in the Register's Office for Davidson County, Tennessee, thence S 67° 01' E a distance of 185.0 feet to a concrete monument, thence S 89° 18' 05" E a distance of 246.74 feet to a point, thence S 0° 37' 18" W a distance of 324.75 feet to a point, thence N 86° 58' 56" W a distance of 338.41 feet to a point, thence N 0° 52' 15" W a distance of 326.31 feet to a point, thence N 67° 01' E a distance of 99.39 feet to a point in the easterly margin of South Stanford Court, thence around a curve, to the right, said curve having a radius of 60 feet, a distance of 20.39 feet to a point, which is the point of beginning, containing 2.55 acres, more or less.

Being the same property conveyed to Joan Hoiles Voorhees by deed from Robert L. Baker and wife, Carolyn N. Baker and William E. Connelly and wife, Jane B. Connelly, of record in Book 4845, page 129, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 4675, page 53, Register's Office for Davidson County, Tennessee.

2. Grant of Easement for the purpose of running a private water main of record in Book 4845, page 131, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6740, page 967, Register's Office for Davidson County, Tennessee.

This is unimproved property known as South Stanford Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 21st day of November, 2003.

JOAN HOILES VOORHEES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOAN HOILES VOORHEES,** with whom I am personally acquainted (or proven 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 21st day of November, 2003.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007