RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH
NASHVILLE, TN 37201
FILE BOX " 7 "
SP42630

Davidson County DEEDWARR
Recvd: 12/08/03 14:48 3pgs
Fees:18.00 Taxes:8140.00
20031208-0175960

THIS INSTRUMENT PREPARED BY: **Allen D. Lentz** **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 $2,200,000.00. X Grace K. Johnson Affiant Subscribed and sworn to before me, this 1 day of December, 2003. ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Notary Public My Commission Expires: 3/26/06 My Commission Expires MAR 26, 2006

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Grace K. Johnson 4414 Tyne Blvd. Nashville, TN 37205	SAME	Map 130-10-100 Map 130-10-129 BM 9203 BM 3500

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. HANLEY SAYERS, JR., AND WIFE, MARY LINDA B. SAYERS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GRACE K. JOHNSON, a married woman**, hereinafter called the Grantee, her heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract I:
Land in the City of Belle Meade, Davidson County, Tennessee, being Lot Nos. 44, 45 and 46, Block 3, on the plan of The New Golf Club Subdivision, of record in Book 421, page 185, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 44, 45 and 46, which form a single corner lot, front together 347.0 feet on the westerly margin of Westview Avenue, formerly Highland Avenue and extend back 265.0 feet on the southerly line along the northerly margin of Tyne Boulevard and 250.0 feet on the northerly line to a dead line in the rear, measuring 256.0 feet thereon.

Being the same property conveyed to J. Hanley Sayers, Jr. and wife, Mary Linda B. Sayers, by deed from The Equitable Life Assurance Society of The United States, A New York Corporation, of record in Book 5431, page 522, Register's Office for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 47 on the plan of The New Golf Club Subdivision, as shown on the plat of record in Plat Book 421, page 185, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to J. Hanley Sayers by deed from The Vanderbilt University, of record in Book 10207, page 974, Register's Office for Davidson County, Tennessee.

It is hereby agreed and understood that J. Hanley Sayers, Jr. and J. Hanley Sayers is one and the same person.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Restrictive covenants contained in ab instrument of record in Book 1049, page 96, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 421, page 185, Register's Office for said County.

3. Easement for sanitary sewers to the City of Belle Meade of record in Book 5787, page 442 and at Book 6104, page 83, Register's Office for Davidson County, Tennessee.

This is improved property known as 4414 Tyne Blvd., Nashville, TN 37205 (Map 130-10-129) and unimproved property known as Lot 47 on Westview Avenue, Nashville, TN 37215 (Map 130-10-100)

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and we covenant with 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 1 day of December, 2003.

J. Hanley Sayers, Jr.

MARY LINDA B. SAYERS

Mary Linda B. Sayers

By: _____
J. Hanley Sayers, Jr., Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. HANLEY SAYERS, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1 day of December, 2003.

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR 25, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. HANLEY SAYERS, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact** of the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1 day of December, 2003.

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR 25, 2006