WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/11/03 11:33 2pgs
Fees:13.00 Taxes:832.50
20031211-0177739

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Union Planters Bank, N.A, as Trustee for The Christopher Banks Irrevocable Trust	SAME	42-14107
(NAME)	(NAME)	
323 Westchester Drive	401 Union Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	Nashville TN 37219	
(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,

Mid American Properties, Inc.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Union Planters Bank, N.A, as Trustee for The Christopher Banks Irrevocable Trust,

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, State of Tennessee, described as follows, to-wit:

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Holiday Hills, as of record in Book 3600, Page 28, Register's Office for said County, described as follows:

BEGINNING on the northeasterly margin of Holiday Drive at the corner of Lots Nos. 16 and 17; thence with the line between said two Lots northeasterly 168.1 feet; thence southeasterly 182.7 feet to the westerly margin of Westchester Drive; thence with the same around a slight curve southerly 155.27 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southwesterly 37.62 feet to the northeasterly margin of Holiday Drive; thence with the same around a slight curve, northwesterly 105.69 feet, and continuing with the same North 5 degrees 07' West 113 feet to the beginning.

TRACT 2:
Land in Davidson County, Tennessee, being shown as Tract "A" on the survey by Ernest S. Van Hoozer, T.R.L.S. #1484, 118 South Second Street, Pulaski, TN 38476, dated June 12, 1990, and being the southwestern part of Lot 16 of Holiday Hills subdivision, of record in Plat Book 3600, Page 28, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point North 240 feet, more or less, from the intersection of Westchester Drive and Holiday Drive, along the easterly margin of Holiday Drive, being the Southwest corner of Lot 16 of Holiday Hills Subdivision, of record in Plat Book 3600, Page 28, Register's Office for Davidson County, Tennessee; thence following Holiday Drive North 5 degrees 07' West 107.30 feet to a point; thence leaving Holiday Drive North 82 degrees 59' East 144.49 feet to a point; thence South 17 degrees 04' East 114.58 feet to a point; thence South 84 degrees 53' West 168.15 feet to the point of beginning in the easterly margin of Holiday Drive.

The mailing address to the said property is 323 Westchester Drive, Madison, Tennessee 37115.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

Being the same property conveyed to Mid American Properties, Inc., a Tennessee Corporation, by Warranty Deed from Shelby Jean Spain a/k/a Shelby J. Spain a/k/a Jean Spain, an unmarried woman, of record in Instrument No. 20030825-0122825, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 323 Westchester Drive, Nashville, TN 37115
(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 10th day of December, 2003.

Mid American Properties, Inc.

By: James H Benson Pres.
James H. Benson, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned officer, a Notary Public in and for the said County and State, the within named James H. Benson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Mid American Properties, Inc., the within named bargainor, a corporation, and that he as such President executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 10th day of December, 2003.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

