1st
Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/04 10:52 2pgs
Fees:13.00 Taxes:393.13

20040305-0025366

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$106,250.00**.

Affiant

Subscribed and sworn to before me this 27th day of February, 2004

Notary Public
My Commission Expires: My Commission Expires 8-22-07

(Affix Seal)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Beverly Knott	SAME	052-01-219.00
301 Madison Boulevard		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Elizabeth Weaver, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Beverly Knott, a single person,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 25 on the westerly half of Lot 24 "A", on the Plan of Resubdivision of Power and Roth's Subdivision, of record in Plat Book 843, page 75, Register's Office for Davidson County, Tennessee. Said Lot No. 25 and part of Lot No. 24 front together 91 feet 10.5 inches on the northerly side of Madison Boulevard and extend back 144 feet 3 inches on the easterly line of part of Lot No. 24 and 90 feet on the westerly line of Lot No. 25 with the easterly margin of Walnut Street to a rear lot line measuring 75 feet thereon..

Being the same property conveyed to Elizabeth Weaver, a single woman, by deed from Michael J. Isle and Mary Isle, husband and wife, and Beverly M. Isle, a single woman, on January 16, 2002, of record in Instrument Number 20020123-0008836, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 843, page 75, Register's Office Davidson County, Tennessee.

This is improved property known as: **301 Madison Boulevard, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 27, 2004.

Elizabeth Weaver

Elizabeth Weaver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Elizabeth Weaver** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 27, 2004

My commission expires: _____

Notary Public

Notary Public At Large
DAVIDSON COUNTY, TN
My Commission Expires 9-22-07