SS

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/04 10:08 4pgs
Fees:23.00 Taxes:601.25

20040430-0049162

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April

Notary Public

~~MY COMMISSION EXPIRES~~: ~~May 20, 2005~~
~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOAN GRACE McEWEN	SAME	116-13-C-65CO
(NAME)	(NAME)	
105 LEAKE AVENUE UNIT #65		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(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, **THE ARTHUR C. EARLS, JR. TRUST BY AND THROUGH EQUITABLE TRUST COMPANY, WILLIAM C. EARLS, ARTHUR C. EARLS, III, AND CHARLES ROBINSON, CO-TRUSTEES** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOAN GRACE McEWEN

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, TENNESSEE BEING APARTMENT NO. 65 IN BELLE MEADE TOWER, A HORIZONTAL PROPERTY REGIME LOCATED AT 105 LEAKE AVENUE IN NASHVILLE, TENNESSEE, AS SHOWN ON THE PLAT OF BELLE MEADE TOWER, RECORDED IN BOOK 4175, PAGE 159, REGISTER'S OFFICE FOR SAID COUNTY; AND DESCRIBED IN A MASTER DEED, RECORDED IN BOOK 4469, PAGE 530, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO ARTHUR C. EARLS, JR. BY INSTALMENT DEED FROM H. CRAIGE DEMOSS, THOMAS MALONE DEMOSS, EDWIN FRENCH DEMOSS, AND ELIZABETH DEMOSS STANDLEY OF RECORD IN BOOK 5732, PAGE 628, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ARTHUR C. EARLS, JR. HAVING SINCE DIED AND HIS INTERESET WAS CONVEYED TO FIRST AMERICAN TRUST COMPANY, BETTY R. EARLS, CHARLES G. ROBINSON, AND ARTHUR C. EARLS, III, CO-TRUSTEES OF TWO SEPARATE TRUSTS UNDER THE WILL OF ARTHUR C. EARLS, JR. FIRST AMERICAN TRUST COMPANY WAS REMOVED AS CO-TRUSTEE BY ORDER OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, DOCKET NO: 99P-1946 AND EQUITABLE TRUST COMPANY WAS APPOINTED AS SUCCESSORS CO-TRUSTEE. THE INTEREST OF AMSOUTH BANK, SUCCESSOR BY MERGER WITH FIRST AMERICAN BANK, N.A., SUCCESSOR BY MERGER WITH FIRST AMERICAN TRUST COMPANY. CO-TRUSTEE WAS CONVEYED TO EQUITABLE TRUST COMPANY BY DEED OF RECORD IN INSTRUMENT NO. 200005260052633 AND 200009070088595, SAID REGISTER'S OFFICE. BETTY R. EARLS, INDIVIDUAL CO-TRUSTEE

CONTINUED

unimproved ( )
This is improved (X) property, known as 105 LEAKE AVENUE UNIT #65, NASHVILLE, TN 37205
(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 our hand S this 26th day of April 2004

EQUITABLE TRUST COMPANY, CORPORATE CO-TRUSTEE
BY:
M. KIRK SCOBEY, JR., PRESIDENT

ARTHUR C. EARLS, III, CO-TRUSTEE

PLEASE SEE ADDITIONAL SIGNATURE PAGE ATTACHED.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared M. KIRK SCOBEY and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT and _____ respectively of the _____ the within named bargainor, and corporation, and that he as such PRESIDENT and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said M. KIRK SCOBEY as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 26th day of April 2004.

My commission expires ~~May 29, 2005~~ My Commission Expires JULY 30, 2005

Janet L. Fusek
Notary Public

JANET L FUSEK NOTARY PUBLIC AT LARGE TENN DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Arthur C. Earls, III, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, TENNESSEE, this 26th day of APRIL 2004.

Commission Expires: My Commission Expires JULY 30, 2005

Janet L. Fusek
Notary Public

LEGAL DESCRIPTION CONTINUATION

DIED ON JULY 11, 2001 AND WILLIAM C. EARLS, WAS APPOINTED AS SUCCESSOR CO-TRUSTEE.

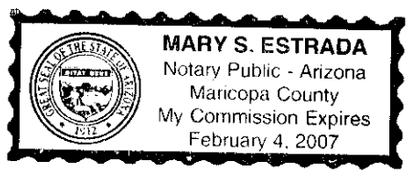
SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

JANET L FUSEK NOTARY PUBLIC AT LARGE TENN DAVIDSON

WITNESS MY HAND THIS 23 DAY OF April, 2004.

William C. Earls

William C. Earls, CO-TRUSTEE



STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William C. Earls, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, Witness my hand and official seal at SCOTTSDALE, ARIZONA, this 23 day of April 2004

Commission Expires: _____

Mary S Estrada

Notary Public

WITNESS MY HAND THIS 23 DAY OF April, 2004.

Charles Robinson, CO-TRUSTEE

STATE OF ALABAMA
COUNTY OF MADISON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles Robinson, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Huntsville, Alabama, this 23rd day of April, 2004.

Commission Expires: 06/09/2004

Faye P. Vann

Faye P. Vann Notary Public

