Box 44 CL

Davidson County DEEDWARR
Recvd: 05/21/04 16:13 2pgs
Fees:13.00 Taxes:1813.00

20040521-0060274

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** **315 DEADERICK STREET, SUITE 1100** **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 $490,000.00. Susannah B Scott Barnes Affiant Subscribed and sworn to before me, this 20th day of May, 2004. 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: Susannah B. Scott-Barnes 700 Crescent Road Nashville, TN 37205	Send Tax Bills To: SAME	Map-Parcel Number: 116-04-0-116.00 7DA 5765 116-04-0-115.00 7DA 5760

116-04-0-116
116-04-0-115

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, **SARAH MCCANLESS HOWELL, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **SUSANNAH B. SCOTT-BARNES**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 25 and 26 on the Plan of Clearview Subdivision of record in Book 843, page 8, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 26 fronts 145 feet on the easterly side of Clearview Drive and runs back 165 feet on the northerly line and 176.7 feet on the southerly line to a dead line, measuring 35 feet thereon.

According to a survey made by Z. J. Wilkinson, Surveyor, April 19, 1935, said Lot No. 25 fronts 113.1 feet on the easterly side of Crescent Road, formerly Wildwood Avenue, and runs back 176.65 feet on the northerly line and 160.25 feet on the southerly line to a dead line measuring 94 feet thereon.

Being the same property conveyed to Sarah McCanless Howell, a single person, by deed from George F. McCanless, Jr., and wife, Christel L. McCanless, of record in Book 10859, page 833, Register's Office for Davidson County, Tennessee.

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. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrese to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenant contained in deed from H. B. Wilkerson and wife, to Meredith Caldwell and Brownlee O. Currey, of record in Book 790, page 150, Register's Office for Davidson County, Tennessee. Said restrictions have expired.

3. Matters shown on the Plan of record in Book 843, page 8, Register's Office for said County.

This is improved property known as 700 Crescent Road, Nashville, TN 37205.

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, her 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 20th day of May, 2004.

Sarah McCanless Howell

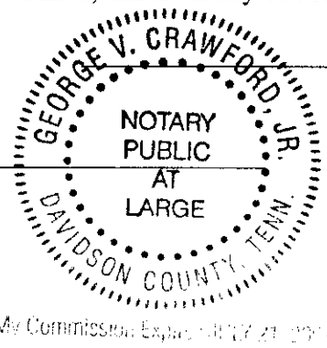
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARAH MCCANLESS HOWELL, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of May, 2004.

Notary Public

My Commission Expires: _____



My Commission Expires [illegible]