Prepared By:
NEAL & HARWELL, PLC
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Davidson County DEEDWARR
Recvd: 08/17/04 13:40 2pgs
Fees:13.00 Taxes:819.55
20040817-0099346

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Robert D. Walston, and wife Selma A. Levay 787 Rodney Drive Nashville, TN 37205	same	Tax Parcel #115-13/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $221,500.00.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Sworn to and subscribed before me this 16th day of August, 2004.

Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, A. Scott Ross and spouse, Heather C. Ross, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Robert D. Walston and wife, Selma A. Levay, the GRANTEE(S) herein, their heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot no. 211 on the plan of West Meade Hills, Section Eight of record in Book 3600, Pages 61 and 62, Register's Office for said County.

Said Lot no. 211 fronts 147.05 feet on the westerly margin of Rodney Drive and extends back 417.70 feet on the northerly line and 453.1 feet on the southerly line to a dead line in the rear, measuring 82.15 feet thereon.

Being the same property conveyed to A. Scott Ross and spouse, Heather C. Ross, by Deed of record in Book 9062, page 480, Register's Office for Davidson County, Tennessee.

This is improved property known as 787 Rodney Drive, Nashville, Tennessee 37205.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs, successors and assigns forever.

GRANTOR(S) covenant with the said GRANTEE(S) that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

1. Taxes for the year 2004, a lien, which are not yet due and payable. Tax Parcel No. 115-13/24.

2. All matters shown on Plat recorded in Book 3600, pages 61 and 62.

GRANTOR(S) further covenant and bind themselves, their heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 16th day of August 2004.

A. Scott Ross

Heather C. Ross

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, A. Scott Ross and Heather C. Ross, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 16th day of August, 2004.

Notary Public

My Commission Expires: 11-13-07

KATHRYN B. McCLELLAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV 13, 2007