WARRANTY DEED

FILE BOX 19B
04-09-018-DA

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of September, 2004

Notary Public

My Commission Expires: ~~03/31/07~~ 2/10/08 (AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires FEB. 10, 2008

After Recording RETURN TO:
Westside Title, Inc.
531 Rivergate Parkway
Goodlettsville, TN 37072-2027

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
K. W. I., Inc., A TENNESSEE CORPORATION	"NEW OWNER"	104-10
(NAME) ~~410 Chesterfield Avenue~~ P.O. Box 40877	(NAME)	125
(ADDRESS) Nashville, TN ~~37205~~ 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Irwin Ross and Wife, Ellen N. Ross**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **K. W. I., Inc., A TENNESSEE CORPORATION**, hereinafter called the Grantee(s), 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 the westerly 20 feet of Lot No. 184, and All of Lot No. 185 on the Map showing R. W. Grizzard's Subdivision of Part of the Bosley Tract, not of record, described according to a survey made by Erle Drake, County Surveyor, October 10, 1930, as follows:

BEGINNING on the easterly margin of Chesterfield Avenue, 120 feet West of the northeast corner of Overlook Drive and Chesterfield Avenue; thence with said Avenue, northwardly 90 feet to the corner of Lots Nos. 185 and 186; thence with the line between said two lots, eastwardly 182 3/4 feet to a point in the westerly line of Lot No. 187; thence with said line and the westerly line of Lot No. 170, southwardly 90 feet; thence westwardly and parallel with Overlook Drive, 180 feet to the BEGINNING.

BEING all the same property conveyed to Irwin Ross and Wife, Ellen N. Ross, a 1/2 undivided interest and Jere Alan Ross, a 1/2 undivided interest by Deed from George W. Fatherree and Wife, Frances B. Fatherree, Dated May 28, 1982, of record in Book 5892, Page 300, Register's Office for Davidson County, Tennessee. Subsequently, Jere Alan Ross and Wife, Ann Ross, having conveyed all their interest, by Quitclaim Deed, to Irwin Ross and Wife, Ellen N. Ross, Dated June 6, 1984, of record in Book 6312, Page 917, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 1490, Page 485, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 410 Chesterfield Avenue, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 10/06/04 10:37 2pgs
Fees:13.00 Taxes:962.00

20041006-0120367

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, OUR hands, this 30th day of September, 2004.

Irwin Ross

Ellen N. Ross

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Irwin Ross and Wife, Ellen N. Ross**, the bargainor(s), 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 official seal at Brentwood, Tennessee, this 30th day of September, 2004.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.