File Box 8

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 12/02/04 15:01 2pgs
Fees:13.00 Taxes:2497.50
20041202-0143919

W & I Ref:(_____) Title No: 46012
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
E. William Ewers Marge H. Ewers David H. Brown Kathryn C. Brown 4419 Forsyth Place Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 130-10-0-039 & 130-10-0-038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$675,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret S. Jones a widow who has not remarried,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **E. William Ewers and spouse, Marge H. Ewers as to a one-half interest, and David H. Brown and spouse, Kathryn C. Brown as to a one-half interest** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being parts of Lots Nos. 1, 13 and 19 and all of Lot No. 2, Block 5, Manors of Belle Meade Subdivision, as of record in Book 547, page 152, Register's Office for said county, described according to a survey made by Steve Draper, surveyor, February 12, 1964, as follows:

Beginning on the southwesterly margin of Forsythe Avenue at a point 8 inches southeasterly from the southeast corner of Forsythe Avenue and Surrey Lane; thence with said Forsythe Avenue, southeasterly 175 feet to a stone wall, being the corner of lots Nos. 2 and 3; thence with the line between lots Nos. 2, 3, 12 and 13, southwesterly 141 feet 6 inches; thence northwesterly 75 feet to the corner of lots Nos. 1, 2, 13, 14, and 19; thence with the line between lots Nos. 14 and 19, southwesterly 159 feet to the corner of Lots Nos. 18 and 19; thence with the line between lots Nos. 18 and 19, northwesterly 125 feet to the southerly margin of Surrey Lane; thence with the same, easterly 38.5 feet; thence south 64 deg east 18 feet thence north 45 deg. 15 feet east 160.4 feet to the beginning.

Included in the above description, but excluded there from the following conveyance to E. Williams Ewers and wife, Marge H. Ewers of record in Book 8866, page 173 and corrected in Book 9979, page 596 described as follows:

> A parcel of land in the City of Belle Meade, Second Civil District, Davidson County, Tennessee, being part of Lot No. 2, Block 5, Manors of Belle Meade Subdivision, of record in Book 547, page 152, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at an iron pin located at the southeast corner of Lot 2 and the northwest corner of Lot 3 of the Manors of Belle Meade Subdivision; thence along the southerly margin of Forsythe Place, North 54 deg. 17 min. 54 sec. West a distance of 14 feet; thence along a line generally parallel to the westerly boundary of said Lot 3, south 37 deg. 00 min. 18 sec. West a distance of 94 feet 6 inches, thence north 62 deg. 59 min. 50 sec. West a distance of 10 feet; thence south 37 deg. 00 min. 18 sec. West a distance of 47 feet; thence south 62 deg. 59 min. 50 sec. East a distance of 24 feet to an existing iron pin in the westerly boundary of said Lot 3; thence with the westerly boundary of said Lot 3, north 37 deg. 00 min. 18 sec. East a distance of 141 feet 6 inches to the point of beginning.

Being part of the same property conveyed to Jim L. Jones and wife, Margaret S. Jones by deed from Walter B. Williams and wife, Margie L. Williams of record in Book 3850, page 403 Register's Office for said County. The said Jim L. Jones has since died, leaving Margaret S. Jones as the surviving tenant by the entireties.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for the 2005, and subsequent years. Said taxes are neither due nor payable. All Matters shown on the Plan of record in Book 547, page 152, said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4306, page 159, said Register's Office. Easement for flow of creek over so much of the premises as may lie therein.

This is improved property, known as: 4421 Forsyth, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of December, 2004.

Margaret S. Jones

Margaret S. Jones

State of TENNESSEE
County of DAVIDSON

On this 1st day of December, 2004 , before me the undersigned authority, personally appeared Margaret S. Jones , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $675,000.00

Affiant

Sworn and subscribed before me this the 1st day of December, 2004

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007

WIdoc: Deed Wty—12/92