03/07/05 JRR/aw

This instrument prepared by:

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Davidson County DEEDWARR
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20050310-0026905

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481

WARRANTY DEED

Address New Owner(s) as follows: **GILLIAN WELCH and DAVID RAWLINGS** PO BOX 40100
NASHVILLE TN 37204

Name and Address of the person or entity responsible for payment of real property taxes: GILLIAN WELCH & DAVID RAWLINGS
PO BOX 40100 NASHVILLE TN 37204

Map/Group/Parcel No. 083-09-0/191.00

For and in consideration of the sum of **TWO HUNDRED THIRTY FIVE THOUSAND ($235,000.00) DOLLARS,** cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, we, **ROBERT B. DAVIS, JR., and wife, PATRICIA L. DAVIS,** hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey to **GILLIAN WELCH and DAVID RAWLINGS, as joint tenants with the right of survivorship,** their heirs and assigns, hereinafter referred to as Grantee(s), a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **improved** property known as **1001-1003 Woodland Street, Nashville, Davidson County, Tennessee 37206.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **GILLIAN WELCH and DAVID RAWLINGS, as joint tenants with the right of survivorship,** their heirs and assigns, forever; and Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein. Grantors do further

covenant and bind themselves/their heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Title to the herein described real property is vested in **ROBERT B. DAVIS, JR.**, and **PATRICIA L. DAVIS**, wife of **ROBERT B. DAVIS, JR.**, for the consideration stated herein, joins herein for the purpose of granting, bargaining, selling, conveying and confirming, and does hereby grant, bargain, sell, convey and confirm unto the said Grantees, their heirs and assigns, all right, title and interest of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including, but not limited to, homestead and any interest in the herein described real property as all or a part of any elective share of a surviving spouse, both as provided by the laws of the State of Tennessee; but the said **PATRICIA L. DAVIS** does not join in the covenants and warranties of seisen, title and encumbrances.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 10th day of March 2005.

ROBERT B. DAVIS, JR.

PATRICIA L. DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **ROBERT B. DAVIS, JR., and wife, PATRICIA L. DAVIS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of March 2005.

Notary Public

My commission expires 20 Sept 2008

JOHN R. REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $235,000.00.

Affiant

Subscribed and sworn to before me this 10th day of March 2005.

Notary Public

My commission expires 20 Sept. 2005

JOHN R. REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

1001-1003 Woodland Street, Nashville,
Davidson County, Tennessee 37206
Map/Parcel Nos. 083-09-0/191.00

Land in Davidson County, Tennessee, being parts of Tract "A" and part of Lot No. 5 on the Map of the Subdivision of the Nashville Investment Company Lots, of record in Book 57, page 96, Register's Office for said County, and more particularly shown on the survey made by James A. Hamilton, Jr., Surveyor, dated April 8, 1970, as follows:

BEGINNING at an iron pin in the easterly margin of South 10th Street at the end of a curve leading from Woodland Street; thence continuing with South 10th Street, northerly 41.09 feet to a railroad spike; thence leaving the Street northeasterly 75.56 feet to an iron pin in the northerly margin of Woodland Street; thence southeasterly 54.26 feet to an iron pin in the northerly margin of Woodland Street; thence with said Street, westerly 5.11 feet to an iron pin; thence northerly with an offset 3.16 feet to an iron pin; thence continuing with the northerly margin of Woodland Street, westerly 77.41 feet to an iron pin; thence with the curve, northwesterly with a range of 9.5 feet and a tangent of 13.82 feet, a distance of 18.41 feet to the point of beginning.

Being the same property conveyed to **Robert B. Davis, Jr.**, by Warranty Deed from **Tennessee Visual Education Service, Inc.**, and shown of record in Book **6307**, page **48**, Register's Office for **Davidson** County, Tennessee.