Box 58B

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Peter A. Nesbitt, et ux<br>1235 Oaklawn Road<br>Chapmansboro, TN 37035 | Same | Map 94-15<br>Parcel 8.00 |
| This instrument prepared by: David B. Gray Hix & Gray, PLC<br>315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238 | | |

## WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **James Ray** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Peter A. Nesbitt and wife, Diane R. Nesbitt** ("Grantee"), and its respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.
2. This conveyance is subject to any and all existing easements and restrictions of record.
3. This conveyance is subject to the plan of record in Book 843, Page 30, Register's Office for Davidson County, Tennessee.
4. This conveyance is subject to a Dedication of easement for Sanitary Sewers and/or Storm Drainage of record in Book 5321, page 410, Register's Office for Davidson County, Tennessee.
5. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines. If any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 254 Spence Lane Nashville, Tennessee 37210.

EXECUTED this 25th day of March, 2005.

James Ray

**James Ray**

Davidson County DEEDWARR
Recvd: 03/30/05 09:17 3 pgs
Fees:18.00 Taxes:573.50

20050330-0034230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 25th day of March, 2005.

Notary Public

My commission Expires: 1/26/08

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $155,000.

AFFIANT

Subscribed and sworn to before me this 25th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 1/26/08

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land and all improvements located in the 3rd Civil District of Davidson County, Tennessee, being Part of Lot No. 3 on the Plan of the Subdivision of the Lands of Wm. G. M. Campbell, as of record in Book 843, page 30, Register's Office for said County, being more fully described a follows:

Beginning at appoint on the easterly margin of Spence Lane, said point being 1000 feet north of the northwest corner of the property conveyed to the Davidson County Board of Education by deed of record in Book 791, page 382, said Register's Office; thence northwardly with margin of Spence Lane, 150 feet to a point; thence eastwardly 290 feet to the point of beginning.

Being the same property conveyed to James Ray from Andrew M. Cuomo, Secretary of Housing an Urban Development, of Washington, D. C. by deed of record in Book 10403, page 828, Register's Office for Davidson County, Tennessee.