File Box 8

Davidson County DEEDWARR
Recvd: 05/18/05 14:45 3 pg
Fees:18.00 Taxes:6567.50

20050518-0056220

WARRANTY DEED

20182

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,775,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS DATE 17th DAY OF May, 2005.

Notary Public

(Affix Seal)

My Commission Expires:

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christy W. Ivey, Trustee	NEW OWNERS	
4416 Warner Place		130-06-0 058.00
Nashville, TN		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, MATTHEW A. BRIGHT, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto CHRISTY W. IVEY, TRUSTEE, hereinafter called the GRANTEE(S), her successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot 24 on the Plat of a subdivision of Block "C" in Belle Meade Plan No. 2, as of record in Book 421, page 58, Register's Office, Davidson County, Tennessee.

Said part of Lot 24 is also described according to a survey by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. No. 1512, dated October 28, 2004, as intergrated herein. Said easterly half of Lot 24 fronts 100 feet (99.83 feet per survey) on the northerly side of Warner Place and runs back between parallel lines, a distance of 305 ½ feet (305.64 feet per survey) on the west line and 310 feet (310.44 feet per survey) on the east line to the south line of lot 23 on said plan, measuring 99.73 feet per survey.

Being the same property conveyed to Matthew A. Bright, a married person by Special Warranty Deed from SunTrust Bank, a Georgia corporation, Trustee of the Jane Smith Howard Marital Trust B of record in Instrument No. 20030520-0068409, Register's Office for Davidson County, Tennessee. Beth Ann Bright having quitclaimed and conveyed all of her right, title and interest to Matthew A. Bright by Quitclaim Deed of record in Instrument No. 20040518-0057866, said Register's Office.

This conveyance is subject to the following:

a. Davidson County and City of Belle Meade taxes for the year 2005 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 130-06-0 058.00.

b. All matters appearing on the Plan of Belle Meade Plan No. 2 of record in Plat Book 421, page 58, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 4416 Warner Place, 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(S), her successors and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her 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.

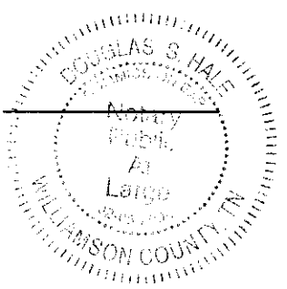
Witness my/our hand(s) this 17th day of May, 2005:

Matthew A. Bright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named MATTHEW A. BRIGHT, the bargainor(s), 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 official seal at Nashville, Tennessee, this 17th day of May, 2005.

Notary Public

My Commission Expires: 

NOTES

1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.

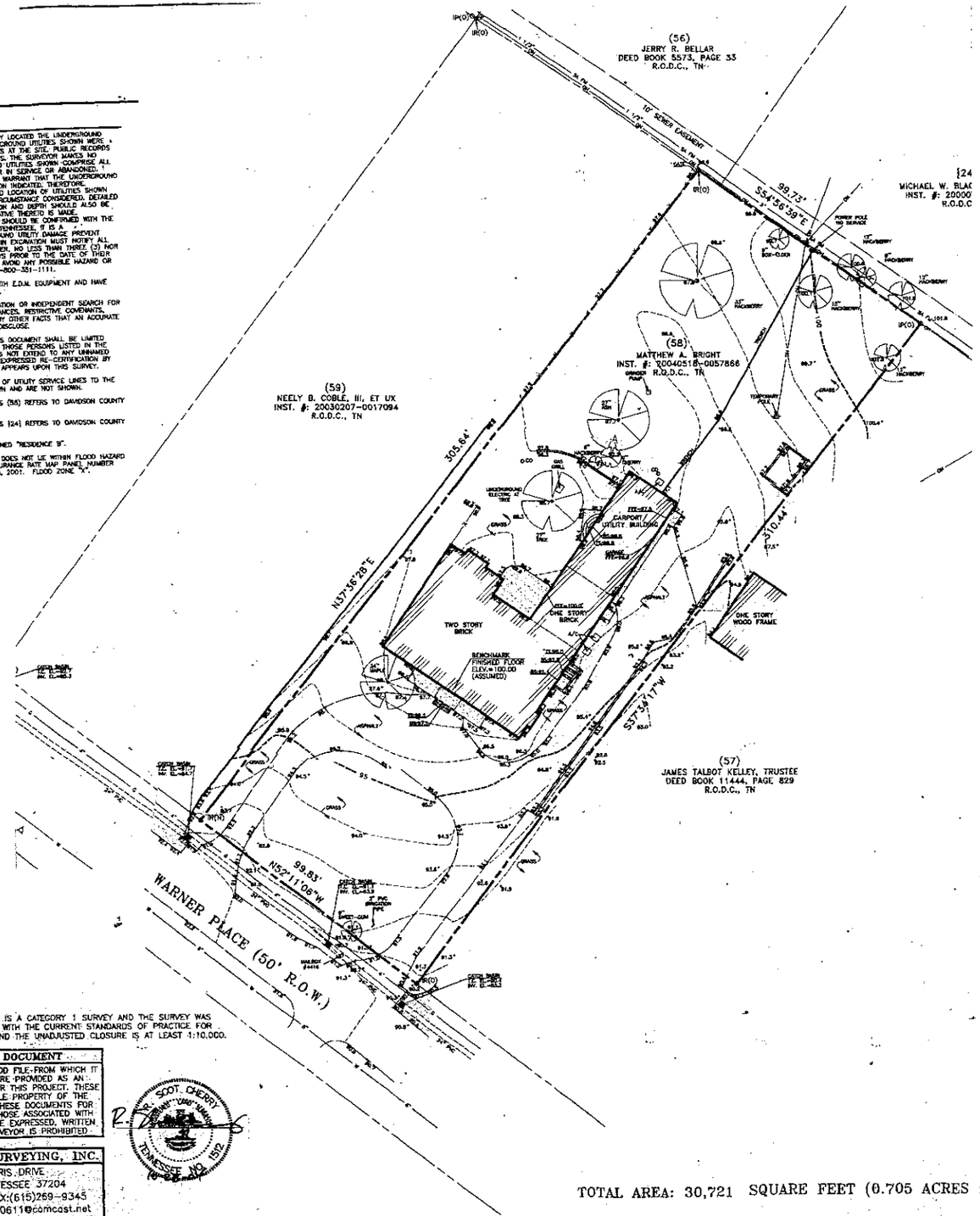
5) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.

6) PARCEL NUMBERS SHOWN AS THUS (56) REFERS TO DAVIDSON COUNTY TAX MAP: 130-06.

7) PARCEL NUMBERS SHOWN AS THUS [24] REFERS TO DAVIDSON COUNTY TAX MAP: 130-07.

8) THIS PROPERTY IS CURRENTLY ZONED "RESIDENCE 9".

9) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0328 F", DATED: APRIL 20, 2001. FLOOD ZONE "X".



GRAPHIC SCALE 1" = 20'

LEGEND

WATER VALVE
WATER METER
FIRE HYDRANT
IRON ROD NEW
IRON ROD OLD
IRON PIPE OLD
CLEAN-OUT
SIGN POST
CATCH BASIN
UTILITY POLE
LIGHT POLE
TREE
PROPERTY LINE
EDGE OF PAVEMENT
EDGE OF CONC
WALL
FENCE
OVERHEAD
WATER LINE
SEWER LINE
GAS LINE
CULVERT
CONTOUR LINE

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.

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THIS DRAWING AND THE CADD FILE FROM WHICH IT HAS BEEN GENERATED ARE PROVIDED AS AN INSTRUMENT OF SERVICE FOR THIS PROJECT. THESE DOCUMENTS ARE THE SOLE PROPERTY OF THE SURVEYOR. ANY USE OF THESE DOCUMENTS FOR PURPOSES OTHER THAN THOSE ASSOCIATED WITH THIS PROJECT WITHOUT THE EXPRESSED, WRITTEN PERMISSION OF THE SURVEYOR IS PROHIBITED.

CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: clandsurvey80611@comcast.net

R. SCOT CHERRY
TENNESSEE R.L.S. NO. 1972

© Cherry Land Surveying, Inc.

TOTAL AREA: 30,721 SQUARE FEET (0.705 ACRES ±)

BOUNDARY & TOPOGRAPHIC SURVEY OF TAX MAP 130-06 PARCEL 58

4416 WARNER PLACE

INSTRUMENT NUMBER: 20040518-0057866

CITY OF BELLE MEADE

DAVIDSON COUNTY, TENNESSEE

SCALE: 1"=20' DATED: OCTOBER 25, 2004