21B
Gullett
IRAY

Davidson County DEEDWARR
Recvd: 07/25/06 12:28 3 pgs
Fees:18.00 Taxes:3829.50
20060725-0089453

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,035,000.00.

Affiant

Subscribed and sworn to before me, this 24 day of July, 2006.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Jerry Ervin Ishee, II and wife,
Sue Ishee
4402 Howell Place
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
130-03-006.00
BM 07890

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **B EN R. BARTON AND WIFE, MARY K. BARTON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JERRY ERVIN ISHEE, II AND WIFE, SUE BIRDWELL ISHEE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract I:
Land in Davidson County, Tennessee, being the easterly 200 feet of the northerly 225 feet of Lot No. 10 on the Map of Belle Meade Subdivision No. 2, as of record in Book 421, page 51, Register's Office for Davidson County, Tennessee, being part of an unnumbered lot north of Howell Place and east of Jackson Boulevard, shown on plans of record in Book 421, pages 98 and 112, said Register's Office.

Said part of Lot No. 1 fronts 200 feet on the northerly side of a 30 foot unnamed private road, formerly the northerly 30 feet of Howell Place, now abandoned, and runs back between parallel lines 225 feet to a dead line.

Tract II:
Being the northerly 30 feet of that part of Howell Place, now abandoned, adjacent to the above described Tract No. 1, on the south and described as follows:

Beginning at the southwest corner of the above described Tract No. 1; thence with the southerly line of said Tract No. I, eastwardly 200 feet; thence at right angles southwardly 30 feet to a point 20 feet north of the northeast corner of Lot No. 8 on the Subdivision of Lot Nos. 12 and 13 and Resubdivision of Lot Nos. 10 and 11 of Belle Meade Plan No. 2 as of record in Book 421, page 112, Register's Office for said County; thence westwardly and parallel with the northerly line of said lot No. 8, 200 feet to the eastern terminus of Howell Place, as now abandoned, thence northwardly 30 feet to the beginning.

Being the same property conveyed to Ben R. Barton and wife, Mary K. Barton by deed from Rogers C. Buntin and wife, Betty O. Buntin, of record in Book 10016, page 530, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 2547,, page 240, Register's Office for Davidson County, Tennessee, which covenants include the following provisions with respect to said property:

   "It is understood and agreed by and between the grantors and the grantee herein, and the same shall be a covenant running with the land, that no part of said property shall ever be used for building purposes, and no improvement other than driveways and shrubbery shall be located thereon, the North 6 feet of which property shall be used, and kept as a grass plot, the center strip of 18 feet in width may be used for driveway purposes, and the south 6 feet of the property shall be kept as a grass shrubbery plot and so maintained by the present grantee, his successors and assigns."

3. Matters shown on the Plan of record in Book 421, pages 98 and 112, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 4402 Howell Place, Nashville, TN 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 Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24th day of July, 2006.

Ben R. Barton

Mary K. Barton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BEN R. BARTON** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of July, 2006.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY K. BARTON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of July, 2006.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007