Davidson County DEEDWARR
Recvd: 04/02/07 16:02 3 pgs
Fees:18.00 Taxes:1480.00

20070402-0039366

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 $400,000.00. Diana Eudey **Affiant** Subscribed and sworn to before me, this 30th day of March, 2007. John Cobb Rochford Notary Public My Commission Expires: 1/3/11

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
James Michael Gilmore and Benjamin Ross Scott	SAME	117-04-0-250.00 24W 00485

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, **MITCHUM E. WARREN, JR., AND WIFE, NORMA H. WARREN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMES MICHAEL GILMORE AND BENJAMIN ROSS SCOTT,** with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the north 50 feet of Lot No. 114 on the Map of Belmont Land Company's Plan, called Belmont Heights, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 114 fronts 50 feet on the easterly side of Belmont Boulevard, and runs back between parallel lines, along the southerly margin of Beechwood Avenue, 183 feet to an alley in the rear.

Being the same property conveyed to Mitchum E. Warren, Jr., and wife, Norma H. Warren, by deed from Avoca-Long Properties, a limited partnership, of record at Book 5562, page 583, Register's Office for Davidson County Tennessee.

This conveyance is made subject to:

1. 2007 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. Matters shown on the Plan of record in Book 421, page 34, 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 2500 Belmont Blvd., Nashville, TN 37212.

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 21st day of March, 2007.

Mitchum E. Warren, Jr.

Norma H. Warren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MITCHUM E. WARREN, JR.,** 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 21st day of March, 2007.

Notary Public

My Commission Expires:

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

My Commission Expires JULY 21, 2007

311384.1/200736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NORMA H. WARREN**, 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 21 day of March, 2007.

Notary Public

My Commission Expires:

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