| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Otto B. Gerlach III and<br>Elizabeth B. Gerlach<br>200 Scotland Place<br>Nashville, TN 37205 | same | Part of 130-5 129 |

This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, James I. Vance Berry, Trustee (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Otto B. Gerlach III and Elizabeth B. Gerlach (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, being Lot #12 on the Plan of Bellebrook, of record in Book 5200, page 442, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to James I. Vance Berry, Trustee, by deed from Michael G. Shears and wife, Katherine B. Shears, of record in Book 5797, page 314, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Otto B Gerlach III
Affiant

Subscribed and sworn to before me this 1st day of December, 1982.

Cynthia B. Abbott
Notary Public
My commission Expires: 4-20-86

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. Grantor will be responsible for payment of taxes.

2. Restrictive covenants contained in instrument of record in Book 5938, page 212, Register's Office for Davidson County, Tennessee.

3. Easements, setback lines, conditions of Owner's Certificate and other matters appearing upon the Plan of Bellebrook, of record in Book 5200, page 442, Register's Office for Davidson County, Tennessee.

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, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

Grantor executes this instrument in his capacity as Trustee for Nickel-Case Joint Venture, the beneficial owner of the property, pursuant to the authority of a Land Trust Agreement, of record in Book 5797, page 308, said Register's Office, and not personally or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13 day of December, 1982.

James I. Vance Berry, Trustee

STATE OF TENNESSEE

BOOK 5971 PAGE 631

COUNTY OF DAVIDSON

Personally appeared before me, Cynthia B. Albrecht, a Notary Public in and for said County and State, the within named James I. Vance Berry, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of December, 1982.

Cynthia B. Albrecht
Notary Public

My Commission Expires: 4-30-86

H 1 3 6 4 0

RUSH

T
IDENTIF. REFERENCE

Dec 1 11 01 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5971 PAGE 632

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

60000.00- CO
156.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 165.50-
2866A12/01/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 19640

IDENTIF. REFERENCE

DEC 1 11 01 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 913235