6413

Instrument Prepared By:
WATKINS, McGUGIN, McNEILLY & ROWAN
18th Floor, First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6638 PAGE 157

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILL TO:	MAP PARCEL NUMBERS:
Frank L. Nebhut, Jr. et ux	SAME	131-13-11
5409 Stanford Dr.		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Five Thousand and no/100 Dollars, ($335,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we the undersigned, Anthony E. Trabue, M.D. and wife, Ramona Walsh Trabue, M.D. have this day bargained and sold and do hereby transfer and convey unto Frank L. Nebhut, Jr. & Judith W. Nebhut, the Grantees herein, and their successors in interest, certain real estate in Nashville, Davidson County, Tennessee, described as follows:

Beginning at the south/southwest common corner of Lots 53 and 54 on the Plan of Westwood; thence south 86° west 136 feet, more or less, to a stone thence 120.6 feet to yet another stone; thence north 2° 30 minutes east 347 feet, more or less, to a point; thence north 80° 47 minutes east 261 feet, more or less, to a point; thence south 21 feet, more or less, to the western most common corner of Lots 39 and 38; thence south 315 feet to the western most common corner of Lots 36 and Lots 37; thence south/southwest 100 feet, more or less, to the point of beginning.

Being part of Lot 54 as shown on the revised map of Westwood, Recorded at Book 974, Page 14, Register's Office for Davidson County, Tennessee.

The above description is according to a survey performed by Hal R. Swann, Jr., Surveyor, on March 14, 1981, and includes a driveway easement which is described as follows:

Beginning at a stone located at 201 feet, more or less, from the northwest common corner of Lots 52 and 53; thence north 93 feet to a point; thence west 20 feet to a point; thence south/southeast 110 feet to a stone; thence westerly 41.4 feet to the point of beginning.

Being the same property conveyed to Anthony E. Trabue, M.D. and wife, Ramona Walsh Trabue, M.D. by Warranty Deed from Nancy L. Sutherland, surviving spouse of William T. Sutherland, said Warranty Deed being recorded at Book 5778, Page 651, Register's Office for Davidson County, Tennessee.

This is improved property known as 5409 Stanford Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees and their successors in interest forever. The undersigned Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further convenant and bind ourselves, and our successors in interest, to warrant and forever defend title to this real estate to the said Grantees, and their successors in interest, against the lawful claims of all persons.

WITNESS our hands at Nashville, Tennessee this 23 day of August, 1985.

ANTHONY E. TRABUE, M.D.

RAMONA WALSH TRABUE, M.D.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carol D. Axley a Notary Public in and for said State, the within named Anthony E. Trabue, M.D., one of the within named bargainors, with whom I am personally acquainted, and who acknowledged upon his oath that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August, 1985.

Carol D. Axley
NOTARY PUBLIC

My Commission Expires:

10/20/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carol D. Axley a Notary Public in and for said State, the within named Ramona Walsh Trabue, M.D., one of the within named bargainors, with whom I am personally acquainted, and who acknowledged upon his oath that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August, 1985.

Carol D. Axley
NOTARY PUBLIC

My Commission Expires:

10/20/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Thirty Five Thousand and no/100 Dollars ($335,000.00).

Sworn to and subscribed before me this 23rd day of August, 1985.

AFFIANT

Carol D. Axley
NOTARY PUBLIC

My Commission Expires:

10/20/85

3 1 1 4 9 IDENTIFICATION REFERENCE
AUG 26 9 12 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6638 PAGE 170

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

335000.00- CAMT.
871.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 880.50-
0575A08/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31149

IDENTIFICATION REFERENCE

AUG 26 9 12 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 166460