Box 4

BOOK 6683 PAGE 529

BGRE00059 10/15/85

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Matthew A. Bright and wife, Beth Ann Bright 4405 Warner Place Nashville, TN 37205	Same	130-10-13

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Elizabeth R. Neff, a widow ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Matthew A. Bright and wife, Beth Ann Bright ("Grantee"), their heirs, successors, and assigns, that certain real property in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 92 feet front of Lot No. 31 on the Plan of the subdivision of Block "C" Belle Meade Plan No. 2, and part of a 10 foot strip marked "Reserved" as shown by said plan and lying along the easterly side of Lot No. 31, said plan being of record in Book 421, page 58, Register's Office for said County, and described as follows:

Beginning on the southerly margin of Warner Place 100 feet eastwardly from the corner of Lot Nos. 28 and 31 in said plan; thence southwardly and parallel with the line between said two lots, 345 feet, more or less, to the north line of Lot No. 32 on said plan; thence with the line between lots Nos. 31 and 32 eastwardly and crossing 10 feet strip 227-1/2 feet more or less, to the east side thereof; thence with the east side of said strip northwardly 367 feet to the southerly margin of Warner Place if extended across said strip; thence with the southerly margin of Warner Place westwardly 102 feet, more or less, to the beginning. This property is improved known as 4405 Warner Place, Nashville, Tennessee.

Being the same property conveyed to Elizabeth R. Neff by deed from William P. Johnston and wife Lillias Dale Johnston of record in Book 5285, page 613, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the following exceptions:

1. Restrictive covenants contained in instrument of record in Book 674, page 482, said Register's Office.

2. Easement for sanitary sewers and/or storm drainage to Metropolitan Government of record in Book 5215, page 34, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, ~~his~~ their heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenants and binds herself, her heirs, representatives and successors to warrant and forever defend the title to the said real property to Grantee, ~~his~~ their heirs, successors and assigns against the lawful claims of all persons, whomsoever except claims arising out of matters set forth above.

Witness Grantor's hand this 10 day of October, 1985.

4485'0 IDENTIFICATION REFERENCE OCT 16 12 43 PM '85 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

Elizabeth R. Neff
Elizabeth R. Neff

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Elizabeth R. Neff, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of October, 1985.

Notary Public

My Commission Expires:

4-20-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $225,000.00.

Affiant

Sworn to and subscribed before me this 10th day of October, 1985.

Notary Public

My Commission Expires:

4-20-86

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6683 PAGE 531

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

2250[illegible].00- CA[illegible]
685.00 C[illegible]
.50 [illegible]
6.00 MO[illegible]
CHECK 3[illegible].50-
6997A10/16/85 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44850

IDENTIFICATION REFERENCE

Oct 16 12 43 PM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 182464