BOOK 6789 PAGE 326

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 19 86

Notary Public

MY COMMISSION EXPIRES: 1-22-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney

Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric R. Bischoff and wife, Tamara R. Bischoff (NAME)	Same (NAME)	141-11-A8
821 Bellvue Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	9D 68619
Nashville, TN 37221 (CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Billy J. Justice and wife, Betty J. Justice

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric R. Bischoff and wife, Tamara R. Bischoff

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 318 on the plan of Rolling River Estates, Phase IV, of record in Book 5200, page 184 & 185, Register's Office for said County. SAID Lot No. 318 fronts 31.0 feet on the westerly margin of Rock Harbor Court and extends back 152.0 feet on the northeasterly line and 204.35 feet on the southeasterly line to a broken line in the rear, measuring 189.92 feet thereon.

BEING the same property conveyed to Billy J. Justice and wife, Betty J. Justice by deed from David C. Gennett, unmarried, of record in Book 6297, page 410, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

1. 1986 Metro Taxes and subsequent years.
2. Restrictive covenants contained in instrument of record in Book 4788, page 960 as amended by instrument of record in Book 4871, page 640, made applicable to Phase IV by instrument of record in Book 5463, page 238, said Register's Office.
3. The plan of record in Book 5200, pages 184 & 185, said Register's Office, shows an owners certificate, a 30 foot minimum building setback line from Rock Harbor Court, a 20 foot minimum building setback line from the broken rear line, a 10 foot minimum building setback line from each side line and 10 foot easement for public utility and drainage purposes along the broken rear line of said lot. *
4. Declarations of covenants, condition, and restrictions, including liens for annual and special assessments, all as set forth and contained in an instrument of record in Book 4892, page 689, said Register's Office, and made applicable to Phase IV by instrument of record in Book 5463, page 238, said Register's Office.
5. By-Laws of Rolling River Estates, Inc., of record in Book 4892, page 679, said Register's Office, made applicable to Phase IV by instrument of record in Book 5463, page 238, said Register's Office.

This is unimproved (X) improved ( ) property, know as 717 Rock Harbor Court, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further convenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 24th day of February, 19 86

Billy J. Justice

Betty J. Justice

and a 2.5 x 25-foot utility anchor easement located on the southeasterly front corner of said lot.

STATE OF TENNESSEE
Davidson County

BOOK 6789 PAGE 327

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy J. Justice and wife, Betty Justice

the bargainor s, with whom I am personally acquainted, * and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 19 86.

Commission expires 1/27/90

Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Billy J. Justice and wife,

TO
Betty J. Justice

Eric R. Bischoff and wife,
Tamara R. Bischoff

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

IDENTIFICATION REFERENCE

7.8221.

FEB 25 10 55 AM '86

FELIX Z. ZOLLICOFFER, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6789 PG 328

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

SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

17000.00- CONT.
44.20 CSTAX
.50 PRFEE
6.00 MORE
CHECK 50.70-
7314A02/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1.0221.

IDENTIFICATION REFERENCE

FEB 25 10 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 221789