# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Attorney
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 7442 PAGE 262

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| DONALD EISERT | NEW OWNER(S) | MAP 144-9 |
| (NAME) | (NAME) | |
| 1 St. James Place | | PARCEL 23 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37215 | | FBN FH4172 |
| (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, N. ERIC WOOTEN, III and wife, CONNIE C. WOOTEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD EISERT and wife, JUDY ANNE EISERT

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 48 on the Plan of Chickering Estates, Section 2, as of record in Plat Book 4460, page 134, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to N. Eric Wooten, III and wife, Connie C. Wooten by deed from Richard W. Cardin and wife, Nancy Cardin of record in Book 6275, page 932, said Register's Office.

This conveyance is made subject to: (1) Restrictive covenants of record in Book 2810, page 5, amended in Book 3096, page 210; and (2) All matters appearing on the Plan of record in Plat Book 4460, page 134, said Register's Office.

541 MAIL 03CHECK 1543.70

9.5.1.8.6.

IDENTIFICATION REFERENCE

JAN 4 2 05 PM '88

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved (XX)
This is improved ( ) property, known as 1 St. James Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of December, 19 87

N. ERIC WOOTEN, III

CONNIE C. WOOTEN

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7442 PAGE 263

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires_____ Notary Public_____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, N. Eric Wooten, III and wife, Connie C. Wooten, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 29th day of December, 1987.

Notary Public

My commission expires: 3/11/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 549,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 87

MY COMMISSION EXPIRES: 3/11/91
(AFFIX SEAL)

Notary Public

**WARRANTY DEED**

**FROM**

N. ERIC WOOTEN, III and wife,

CONNIE C. WOOTEN

**TO**

DONALD EISERT and wife,

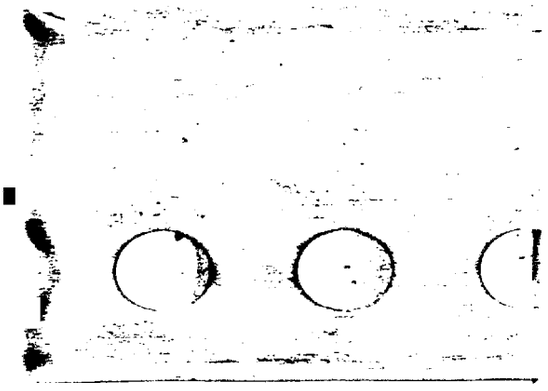
JUDY ANNE EISERT

RETURN TO:
FILE BOX 38

**First Title & Escrow Company, Inc.**
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

**OFFICIAL RECEIPT**

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



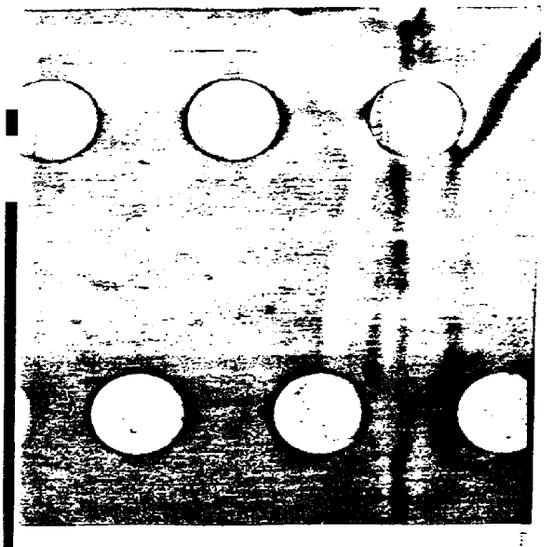
RECEIVED OF _____

FOR _____

BOOK 7442 PAGE 264

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

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



CAMT 549000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| CONV TX | 1537.20 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 1543.70 |
| CHECK | 1543.70 |

01/04/88 01 14:06 0001 5412

95 1 8 6

IDENTIFT REFERENCE

JAN 4 2 05 PM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

**No.** 50460