carl795:6/28/89
SVN503-693

BOOK 7875 PAGE 642

FROM: ROBERT E. LaBREC & WIFE, ITHACA S. LaBREC

TO: JEFFERSON B. LEE AND JULIE R. MESSMER

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS SUITE 1200, ONE COMMERCE PLACE NASHVILLE, TENNESSEE 37239

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Jefferson B. Lee and Julie R. Messmer | Sovran Mtg. Corp. | Map 108-16 |
| 303 Woodwind Court | P.O. Box 26388 | Parcel 343 |
| Nashville, TN 37214 | Richmond, VA 23260-6388 | |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $62,500.00.

Jefferson B Lee
Affiant

Subscribed and sworn to before me, this the 28th day of June, 1989.

Carol R Lewis
Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Robert E. LaBrec and wife, Ithaca S. LaBrec, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Jefferson B. Lee and Julie R. Messmer, herein called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This is improved property known as 303 Woodwind Court, Nashville, Tennessee 37214.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

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 GRANTORS do covenant with the said GRANTEES that it is 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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.

44822

JUN 28 11 10 AM '89

WITNESS its hand this 28th day of June, 1989.

Robert E. LaBrec by Carl C. Green, Jr. as Attorney-in-Fact

Ithaca S. LaBrec by Carl C. Green, Jr. as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of June, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Carl C. Green, Jr., to me known to be the person who executed the foregoing instrument in behalf of Robert E. LaBrec and wife, Ithaca S. LaBrec, and acknowledged that he executed the same as the free act and deed of the said Robert E. LaBrec and wife, Ithaca S. LaBrec.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 1989.

NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A



Land in Davidson County, Tennessee, being Lot No. 169B as shown on the Plan of Zone Lot Division, Percy Priest Woods, Section IV, Lots 164 thru 171, of record in Book 6250, page 901, Register's Office for Davidson County, Tennessee, and also shown as part of Lot 169 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 356, said Register's Office, to which plans reference is hereby made for a more complete description.

Being part of the same property conveyed to Robert E. LaBrec by General Warranty Deed from Percy Priest Woods, of record in Book 7062, page 181, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1989 Metropolitan Government taxes.

2. Restrictive Covenants of record in Book 5984, page 865, and amended in Book 6020, page 270, and further amended in Book 6097, page 11, said Register's Office.

3. Ingress, egress and public utilities easement as reserved in the deed of record in Book 6071, page 482, said Register's Office.

4. Ingress and Egress Easement conveyed by deed from Percy Priest Woods, a joint venture to Kodill Properties, a limited partnership, dated June 1, 1983, of record in Book 6071, page 491, said Register's Office.

5. Conveyance of water mains of record in Book 6147, page 886, said Register's Office.

6. Conveyance of sewer lines of record in Book 6147, page 893, said Register's Office.

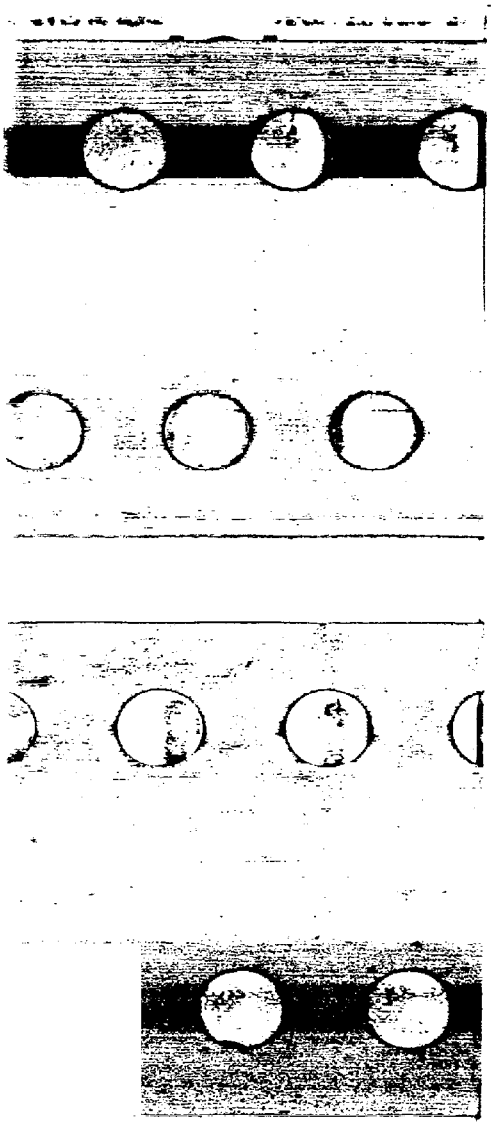
7. Utility Anchor Easement for the placement of anchors for utility poles dedicated by Percy Priest Woods, Joint Venture to the Nashville Electric Company and South Central Bell Telephone Company, dated May 14, 1985, of record in Book 6556, page 612, said Register's Office.

8. All matters as shown on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 356, said Register's Office.

9. All matters as shown on the Plat of Zone Lot Division, Percy Priest Woods, Section IV, Lots 164 thru 171, of record in Book 6250, page 901, said Register's Office.

10. Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.

9495 06/28 0101 03CHECK 215.75



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

RECEIVED OF _____

FOR _____

BOOK 7875 PAGE 645

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

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

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | CAMT 62500.00 |
| | | | | CON TX 206.25 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 9.00 |
| | | | | TOTAL 215.75 |
| | | | | CHECK 215.75 |
| 06/28/89 | 01 | | | 11:12 0001 9495 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44822

IDENTIFICATION

JUN 28 11 10 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 223779