THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00261874

# WARRANTY DEED

BOX 35

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Helmut F. Pfanner | SAME | Map 104-6 |
| (NAME) | (NAME) | |
| 521 32nd Ave. South | | . |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL 220 |
| Nashville, TN 37212 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by Helmut F. Pfanner and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 8148 PAGE 619

J.R. Groseclose and W.E. Lewis d/b/a R B Property

Helmut F. Pfanner, an unmarried

*have this day bargained and sold, and do hereby transfer and convey unto the said*

person

*the Grantees herein, their (successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 86 on the Map showing R. W. Grizzard Subdivision of part of Bosley Tract, not of record, described as follows:

Beginning on the northwesterly margin of Orient Circle at a point 447.5 feet East of the easterly margin of Marlborough Avenue; thence with said Circle, northeastwardly 60 feet, to the corner of Lots Nos. 85 and 86; thence with the line between said two lots, northwestwardly 150 feet, to the southeasterly margin of an alley; thence with said alley, southwestwardly 38 feet, to the corner of Lots Nos. 86 and 87; thence with the line between said two lots, southeastwardly 150 feet, to the beginning.

Being a portion of the same property conveyed to J.R. Groseclose and W.E. Lewis, d/b/a R B Property, by deed from James Martin Carter and wife, Rachel P. Carter, of record in Book 7854, page 782, and corrected in Book 8076, page 425, Register's Office for Davidson County, Tennessee.

Together with an easement over that portion of the property lying east of and adjacent to the above described land on which

(continued at page 2)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is $* 255,000.00

*Subscribed and sworn to before me this the* 5th *day of* July, 19 90

*My commission expires:* 1/23/93 *(Affix Seal)*

*Affiant* Helmut F. Pfanner

*Notary Public*

*unimproved ( )*
*This is improved ( ) property, known as* 521 32nd Avenue, South, Nashville, TN 37212
*(House Number) (Street) P.O. Address: (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 hands this* 5th *day of* July, 19 90, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J.R. Groseclose

W.E. Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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*Personally appeared before me* the undersigned, *a Notary Public in and for said County and State* J.R. Groseclose and W.E. Lewis

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

*Witness my hand and official seal at* Nashville, *Tennessee, this* 5th *day of* July, *19* 90

Notary Public

*Commission expires* 1/23/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *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* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

*Commission expires* _____

8355 07/09 0101 03CHECK 785.50

continued from page 1

a concrete drive and fence serving the above described land encroaches. The land over which this easement is granted is owned by the grantors, and further identified as parcel no. 219 on Map 104-6. The portion of said land over which the easement is granted is depicted on the mortgage loan inspection made by John Kohl & Company, P.C. dated July 5, 1990, a copy of which is attached hereto as Exhibit "A".

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

DAVIDSON COUNTY, TN.
FELIX M. ELLIS REGISTER
FILED
Jul 9 1 32 PM '90

IDENTIFICATION REFERENCE

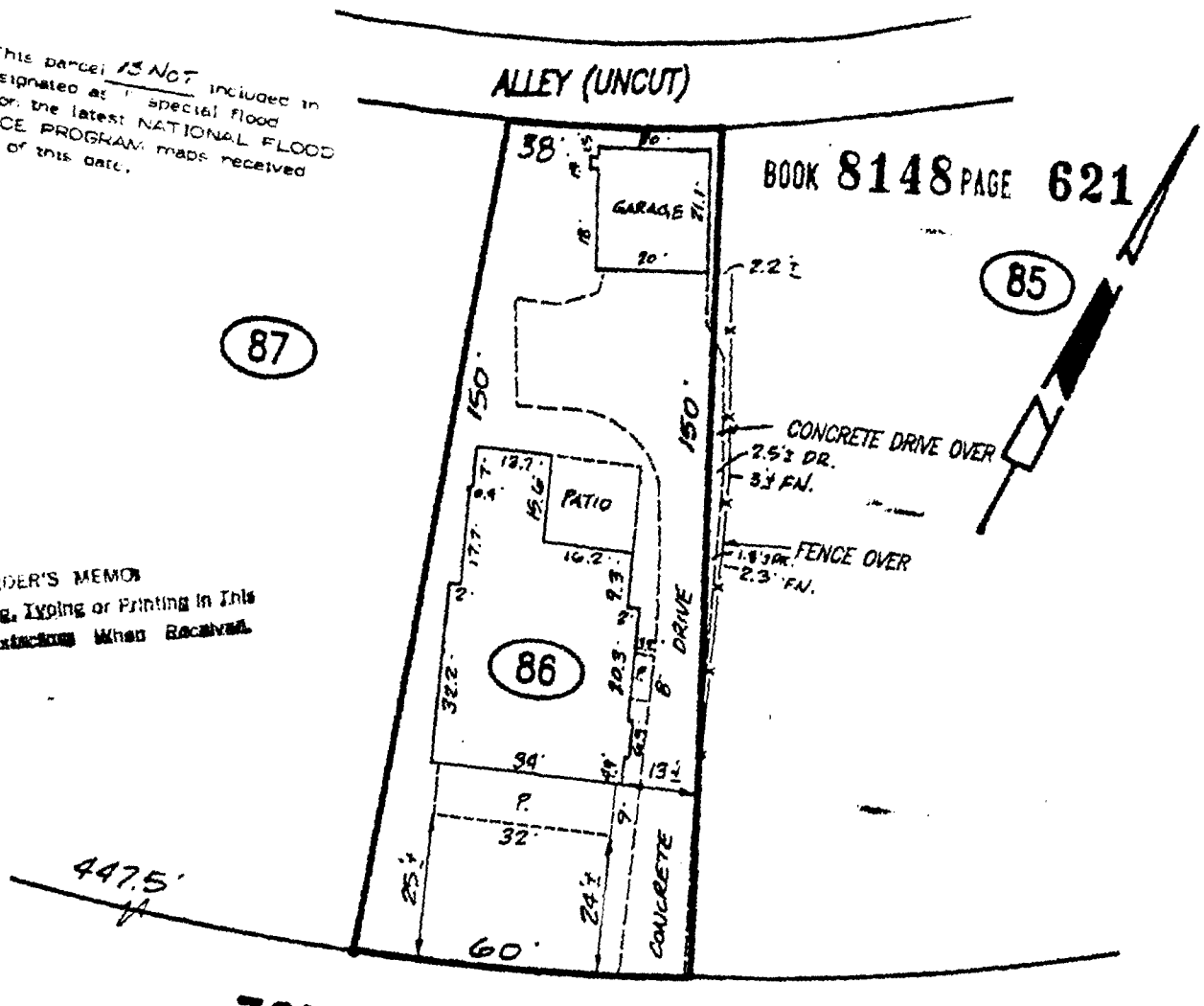
40024

EXHIBIT "A"

NOTE: This parcel IS NOT included in areas designated as "special flood hazard" on the latest NATIONAL FLOOD INSURANCE PROGRAM maps received by me as of this date.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.






CENSUS TRACT 168

**MORTGAGE LOAN INSPECTION**

OWNER: HELMUT F. PFANNER

PROPERTY LOCATED: 521 32ND AVENUE SOUTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: BEING LOT NO. 86 ON THE MAP SHOWING R.W. GRIZZARD SUBDIVISION OF PART OF BOSLEY TRACT, NOT OF RECORD, BEING A PORTION OF THE PROPERTY DESCRIBED IN –

RECORDED: BOOK 7854 – PAGE 782 – R.O.D.C.
CORRECTED: BOOK 8076 – PAGE 425 – R.O.D.C.

JOHN KOHL & COMPANY, P.C.

FILE NO. 84561-P

SCALE: 1" = 40' DATE: JULY 5, 1990

This MORTGAGE LOAN INSPECTION should not be represented to be a land or lot survey. It was done at the request of and for the use of the mortgage lender only. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

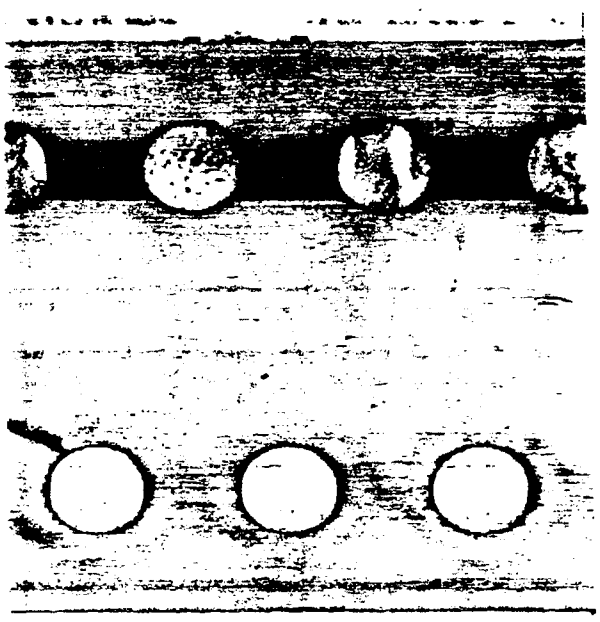
SIGNED: JOHN KOHL & COMPANY, P.C.

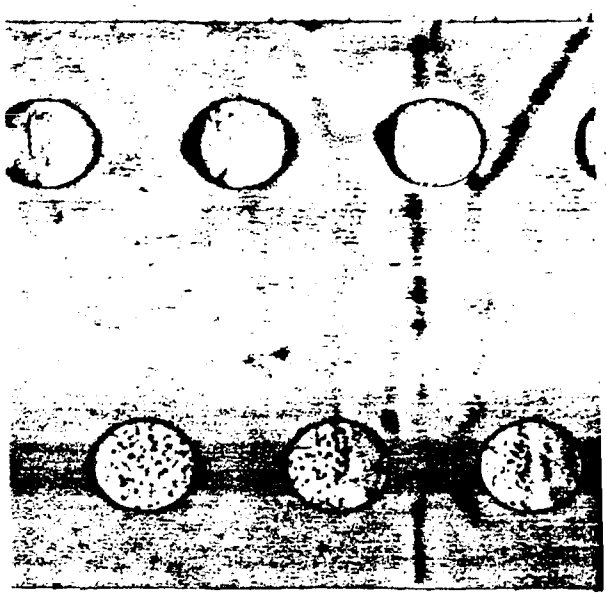
By: _____

JOHN B. KOHL III
REGISTERED LAND SURVEYOR
TENNESSEE No. 1580

400 7th Ave. S., Nashville, TN 37203

615-255-3535





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8148 PAGE 622

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 235000.00
CON TX 775.50
PRFEE 1.00
MDEED 9.00
TOTAL 785.50
CHECK 785.50

07/09/90 01 13:34 0001 8355

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40024

IDENTIFI REFERENCE

Jul 9 1 32 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 335225