Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

9812 08/15 0101 03CHECK 71.05

ADDRESS NEW OWNER:

ERIC T. BERGER
506 WEST DUE WEST AVENUE
NASHVILLE, TN 37115

MAP/PARCEL NUMBER:

MAP 043-09
PARCEL 191

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,500.00 THIS 7TH DAY OF AUGUST, 1990.

AFFIANT

Subscribed and sworn to me this the 7TH day of AUGUST, 1990.

Notary Public
My commission expires: 5-11-92

49305

IDENTIFICATION REFERENCE

AUG 15 9 01 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, JAMES A. SEWARD, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said ERIC T. BERGER, UNMARRIED, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 428 CUMBERLAND AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEE, HIS successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 7TH day of AUGUST, 1990.

James A. Seward

JAMES A. SEWARD

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. SEWARD, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 7TH day of AUGUST, 1990.

Denise C. Allen

notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Being Lot No. 7 on the Plan of Woodlawn Estates, Block "H" of record in Book 843, page 82, Register's Office for said County.

Said Lot No. 2 fronts 100 feet on the southerly margin of Cumberland Avenue and extends back 165.5 feet on the easterly and westerly lines to a line in the rear measuring 100 feet thereon.

Being the same property conveyed to James A. Seward by deed from Charles C. Harris, Barbara B. Harris and Connie Calvert, of record in Book 5476, page 894, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1990 and all future years.

2. Plat of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4835, page 955, Register's Office for Davidson County, Tennessee.

4. Letter from Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8085, page 138, Register's Office for Davidson County, Tennessee, which states that the dwelling is unfit for human habitation.

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



RECEIVED OF _____

FOR _____

BOOK 8174 PAGE 565

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 18500.00
CON TX 61.05
PRFEE 1.00
WDEED 9.00
TOTAL 71.05
CHECK 71.05

08/15/90 01 09:02 0001 9812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49305

IDENTIFT REFERENCE

AUG 15 9 01 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 346241