14

#44229

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (GTN)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 8265 PAGE 150

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
G.T. Nebel 4421 Iroquois Avenue Nashville, TN 37205	Same	Map 130-2 Parcel 164

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, H. FREDERICK HUMBRACHT, JR. and wife, ANN S. HUMBRACHT ("Grantors") have bargained and sold, and by these presents transfer and convey unto G.T. NEBEL ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as described on the attached Exhibit A.

This is improved property known as:

4421 Iroquois Avenue
Nashville, TN 37205

2554 12/28 0101 03CHECK 854.50

Said property is conveyed subject to the matters listed on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantees, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands this 28th day of December 1990.

H. Frederick Humbracht Jr.
H. FREDERICK HUMBRACHT, JR.

Ann S. Humbracht
ANN S. HUMBRACHT

82187

IDENTIF. REFERENCE

Dec 28 11 25 AM '90

FELIX Z. GRISANTI REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, H. FREDERICK HUMBRACHT, JR. and wife, ANN S. HUMBRACHT, the within named bargainors, 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, at office, this 28th day of December, 1990.

Janet E. Kolwich
Notary Public

My Commission Expires:
7-24-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $255,000.00

Affiant

Sworn to and subscribed before me this 29 day of December, 1990.

Lori McCherson
Notary Public

My Commission Expires:
1-23-94

EXHIBIT A

A lot or parcel of land in the Seventh, formerly the Eleventh Civil District of Davidson County, Tennessee, situated on the south side of Iroquois Place between Belle Meade Boulevard and Jackson Boulevard and being part of Lot No. 3 in the plan of Subdivision of Lot Nos. 12 and 46 and parts of Lot Nos. 10-44 B and 47 in Belle Meade Plan No. 2 as of record in Book 421, page 55, Register's Office for said County, also part of Lot No. 47 on the Plan of Belle Meade Subdivision No. 2 as of record in Book 421, page 51, said Register's Office, and described as follows:

Beginning on the south side of Iroquois Place at a point 61.84 feet east of the line between Lot Nos. 2 and 3 on the said first mentioned plan; thence at right angles southwardly and parallel with the line between said Lot Nos. 2 and 3, 217 feet to a dead line; thence at right angles eastwardly along said dead line 100 feet to a point; thence at right angles northwardly and in a line which is 13.16 feet west of the line between Lot Nos. 3 and 4 on said first mentioned plan 217 feet to the south margin of Iroquois Place; thence with said margin westwardly 100 feet to the beginning.

Being the same property conveyed to H. Frederick Humbracht, Jr. and wife, Ann S. Humbracht by Special Warranty Deed from Sovran Bank/Central South, formerly Commerce Union Bank, a Tennessee banking corporation, of record in Book 7408, page 854, Register's Office for said County.

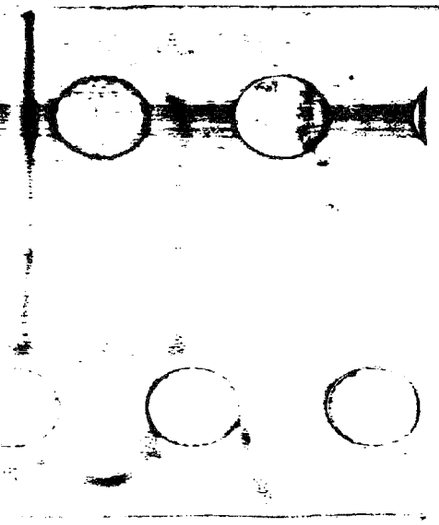
EXHIBIT B

Exceptions to Title

1. 1991 property taxes, a lien not yet due and payable.

2. 1991 City of Belle Meade taxes, a lien not yet due and payable.

3. Sanitary sewer easement and any temporary construction easements of record in Book 5787, page 255, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 8265 PAGE 154

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

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

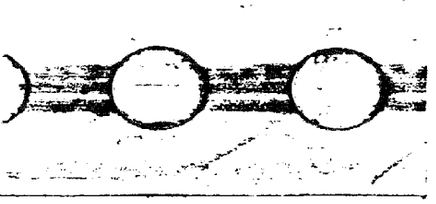
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 255000.00
CON TX 841.50
PRFEE 1.00
WDEED 12.00
TOTAL 854.50
CHECK 854.50

12/28/90 01 11:26 0001 2554

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



821 87.

IDENTIF. REFERENCE

DEC 28 11 26 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384931