B-1 31

BOOK 8407 PAGE 576

This Instrument Prepared By:

Glen Allen Civitts
Harwell Martin & Stegall, P.C.
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Douglas Carlton Altenbern and wife, Catherine White Altenbern 914 Westview Avenue Nashville, TN 37205	Same	Map 130-11, part of Parcel 19, and Parcel 30

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, DOUGLAS C. ALTENBERN and wife, DEE PHILLIPS ALTENBERN, the Grantors herein, have bargained and by these presents do transfer and convey unto DOUGLAS CARLTON ALTENBERN, JR., and wife, CATHERINE WHITE ALTENBERN, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Property located in the 34th councilmanic district of Davidson County, Tennessee, within the city limits of the City of Belle Meade, being Lots 12 and 38 on the Revised Plat of the New Golf Club Subdivision as of record in Plat Book 421, page 185, Register's Office for Davidson County, Tennessee; and, being more particularly described according to a boundary survey by Wamble & Associates, dated March 21, 1991, as follows:

Beginning at an iron pin set at the intersection of the western right-of-way of Westview Avenue (formerly Highland Avenue) and the southerly right-of-way of Forsythe Place; thence, following said western right-of-way South 09 degrees 45 minutes 35 seconds East 67.00 feet to an existing iron pipe, being the common corner between herein described Lots and Lot 37; thence, leaving said western right-of-way and folloiwng the common line between described lots and Lot 37 South 80 degrees 20 minutes 47 seconds West 248.42 feet to an existing iron pipe said pipe being the original common corner between herein described Lots 12 and 38, and the common corner between Lots 37 and 13; thence, following the common line between herein described lots and Lot 13 South 80 degrees 40 minutes 34 seconds west 83.62 feet to an iron pin set, said pin being the common corner between herein described lots and Lot 11; thence, following the common line between herein described lots and Lot 11 North 09 degrees 31 minutes 30 seconds West 188.14 feet to a point, passing an iron witness pin at 186.14 feet, said point being on the southern right-of-way of Forsythe Place, said point also being South 79 degrees 30 minutes 19 seconds East 176.55 feet from the intersection of said southern right-of-way and the eastern right-of-way of Lynnwood Boulevard; thence, following said southern right-of-way South 79 degrees 30 minutes 19 seconds East 353.10 feet, passing the original common corner between herein described Lots 12 and 38 at 88.28 feet, to the

point of beginning, containing 42,393 square feet or 0.9732 acres, more or less.

Being part of the same property conveyed to Douglas C. Altenbern and wife, Dee Phillips Altenbern, by deed from Sherman R. Newcomb, Jr. and wife, Polly B. Newcomb, of record in Book 8125, page 429, Register's Office for Davidson County, Tennessee.

Being subject to an existing 5 foot wide sanitary sewer easement of record in Book 5787, page 463, said Register's Office, and a 10 foot wide sanitary sewer easement of record in Book 5787, page 459, said Register's Office, of which a 10 foot X 38 foot portion is hereby abandoned, and a new 10 foot wide sanitary sewer easement hereby being dedicated, all being shown and described on the attached "Exhibit A" incorporated herein by reference.

Also being subject to the plan of record in Book 421, page 185, and restrictions and conditions of record in Book 653, page 112, said Register's Office.

NOTE TO THE METROPOLITAN DIVISION OF ASSESSMENT: The subject property was formerly known as Lots 12 and 38 on the Revised Plat of the New Golf Club Subdivision as of record in Plat Book 421, page 185, said Register's Office, and also identified as being part of Parcel 19 and Parcel 30 on Metropolitan Tax Map 130-11. The subject property should now be shown on Metropolitan Tax Map 130-11 as a single parcel for tax purposes.

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. Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as herein set forth. Grantors do further covenant and bind themselves, their heirs 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.

WITNESS our hands this 29th day of July, 1991.

DOUGLAS C. ALTENBERN

DEE PHILLIPS ALTENBERN

3455.4'

IDENTIFICATION REFERENCE

Jul 29 2 36 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6001 07/29 0101 03CHECK 1382.10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Brooke Jordan, a Notary Public of said county, Douglas C. Altenbern, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 1991.

Brooke Jordan
Notary Public

My Commission Expires:

5-22-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Brooke Jordan, a Notary Public of said county, Dee Phillips Altenbern, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 1991.

Brooke Jordan
Notary Public

My Commission Expires:

5-22-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 343,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Douglas C Alt

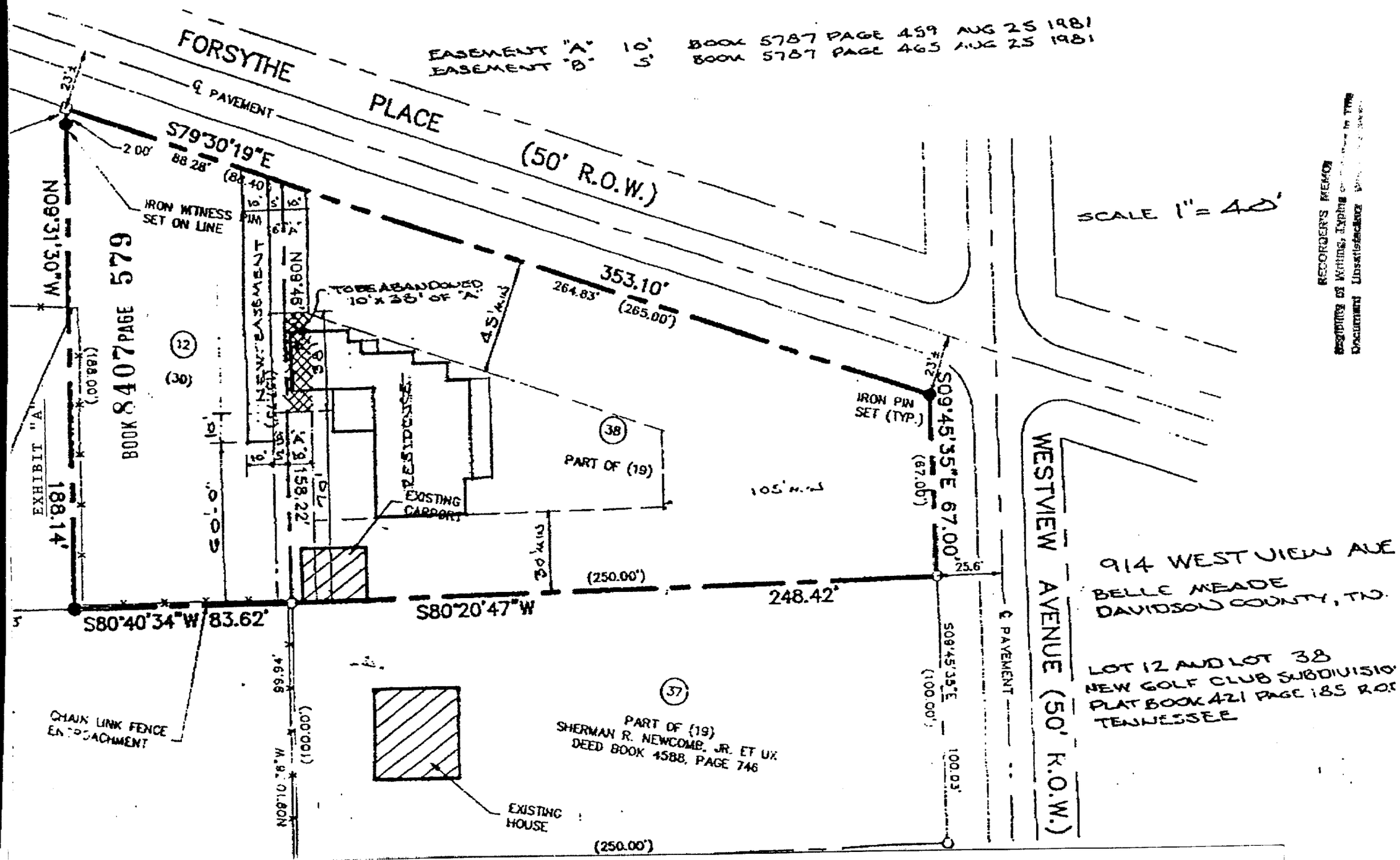
Sworn and subscribed
this 29th day of
July, 1991.

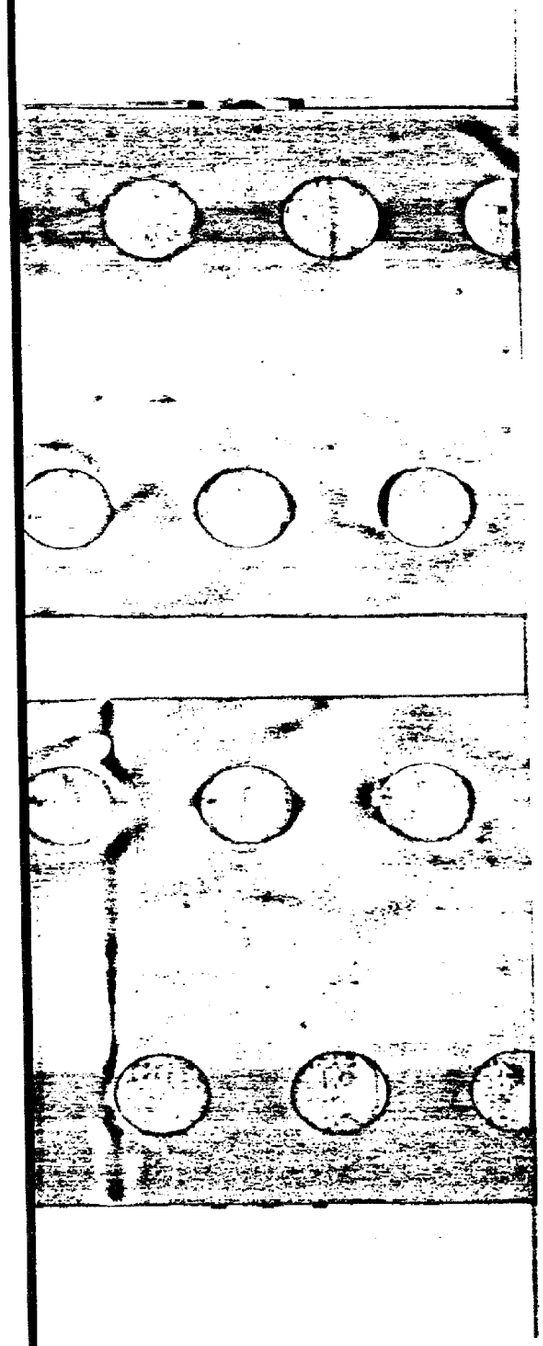
Yvette Stinson
Notary Public

My Commission Expires:

1-23-94

GAC/e6
altenber.wd


EASEMENT "A" 10' BOOK 5787 PAGE 459 AUG 25 1981
EASEMENT "B" 5' BOOK 5787 PAGE 465 AUG 25 1981
FORSYTHE PLACE
(50' R.O.W.)
℄ PAVEMENT
S79°30'19"E
88.28'
(88.40')
2.00'
IRON WITNESS PIN SET ON LINE
N09°31'30"W
188.14'
(188.00')
BOOK 8407 PAGE 579
(12)
(30)
EXHIBIT "A"
NEW 5' EASEMENT
N09°46'
TO BE ABANDONED 10' x 38' OF "A"
353.10'
264.83'
(265.00')
45' M.S.L.
23.1'
IRON PIN SET (TYP.)
S09°45'35"E 67.00'
(67.00')
WESTVIEW AVENUE (50' R.O.W.)
SCALE 1" = 40'
RECORDER'S MEMO
(38)
PART OF (19)
105' M.S.L.
EXISTING CARPORT
RESIDENCE
158.22'
30' M.S.L.
(250.00')
248.42'
S80°20'47"W
S80°40'34"W 83.62'
25.6'
℄ PAVEMENT
S09°45'35"E
(100.00')
100.03'
914 WEST VIEW AVE
BELLE MEADE
DAVIDSON COUNTY, TN.
LOT 12 AND LOT 38
NEW GOLF CLUB SUBDIVISION
PLAT BOOK 421 PAGE 185 ROD
TENNESSEE
CHAIN LINK FENCE ENCROACHMENT
69.9'
(100.00')
N08°10'00"W
(37)
PART OF (19)
SHERMAN R. NEWCOMB, JR. ET UX
DEED BOOK 4588, PAGE 746
EXISTING HOUSE
(250.00')



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8407 PAGE 580

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 343000.00
CON TX 1269.10
PRFEE 1.00
WDEED 12.00
TOTAL ~~1282.10~~
CHECK ~~1282.10~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/29/91 01 14:39 0001 6001

3 4 5 5 4

IDENTIFICATION REFERENCE

Jul 29 2 36 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 444959