This instrument prepared by:
SHERRARD & ROE
424 Church street, Suite 2000
Nashville, Tennessee 37219

BOOK 8583 PAGE 574

**WARRANTY DEED**

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Nos.: |
|---|---|---|
| Peggy Rosenblatt<br>6534 Cornwall Drive<br>Nashville, Tennessee 37205 | Same | 115-10<br>#43<br>8DZ-67730 |

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty-Four Thousand Five Hundred and No/100 Dollars ($164,500.00) cash in hand paid and other good and valuable consideration, Byron B. Begley (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto Peggy Rosenblatt, a single individual (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns, certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of West Meade Estates, Section 2, of record in Book 2900, page 118, Register's Office for said County, described as follows:
>
> Beginning on the northerly margin of Cornwall Court at the corner of Lots Nos. 203 and 204; thence with the line between said two lots northerly 246.95 feet to the corner of Lots Nos. 203 and 204 and 205; thence with the line between Lots Nos. 204 and 205 westerly 287 feet to the easterly margin of Cornwall Drive; thence with the same southerly 133.27 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 37.45 feet to the northerly margin of Cornwall Court; thence with the same westerly 190 feet to the beginning.
>
> Being the same property conveyed to Byron B. Begley and wife, Jennifer Begley, from Frank Scoby and wife, Dorothy Scoby, by deed of record in Book 5381, page 6, Register's Office for Davidson County, Tennessee, the said Jennifer Begley having since conveyed her interest in the property to Byron B. Begley pursuant to Deed of record in Book 7807, page 967, said Register's Office.

This is improved property known as 6534 Cornwall Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belong to the said Grantee, her heirs, successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following:

1. Taxes for 1992 and subsequent years;

2. Matters shown on the Plan of record in Book 2900, page 118, Register's Office for Davidson County;

3. Easement granted to Metro for sanitary and/or storm drainage in Book 4843, page 889, said Register's Office; and

4. Restrictions contained in instrument of record in Book 3134, page 426, as amended in Book 3462, page 281, and further amended in Book 4503, page 111, said Register's Office, and any further amendments of record in said Register's Office.

Grantor further covenants and binds himself, his heirs and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the undersigned has set his hand, this 25 day of March, 1992.

B-13-13-B-G

Byron B. Begley

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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Before me, Jana O. Yeary, a Notary Public in and for the County and State aforesaid, personally appeared Byron B. Begley, 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 and seal, at office in Nashville, Tennessee, this 25th day of March, 1992.

Jana O. Yeary
Notary Public

My Commission Expires:
4-23-93

0259 03/26 0101 03CHECK 618.65

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer is One Hundred Sixty-Four Thousand Five Hundred and No/100 Dollars ($164,500.00) and no other monetary consideration.

Peggy Rosenblatt
Peggy Rosenblatt

Sworn to and subscribed before me this 25th day of March, 1992.

Jana O. Yeary

My Commission Expires:
4-23-93

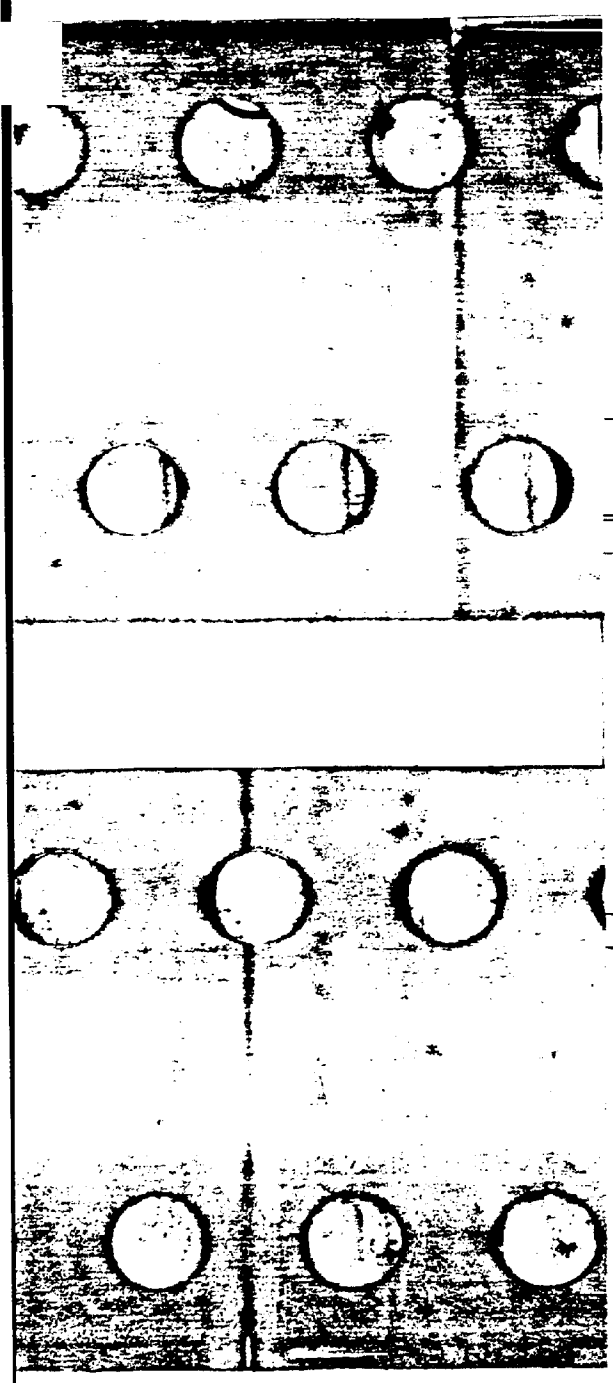
95647

IDENTIFICATION REFERENCE

MAR 25 9 30 AM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

DEED:BEGLEY - 22533
845 - 1



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 164500.00
CON TX 608.65
PRFEE 1.00
WDEED 9.00
TOTAL 618.65
CHECK 618.65

03/26/92 01 09:30 0001 0259

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.5.6 4 7.

IDENTIFICATION REFERENCE

MAR 26 9 30 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 514640