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PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (blw) (Title No: 31808)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 205,000.00

Affiant

Sworn and subscribed before me this
30th day of April, 1992.

Notary Public

My Comm. Expires: 9/26/92

**ADDRESS NEW OWNER:**
Robert G. Nemer
510 West Hillwood Drive
Nashville, TN 37205

**RESPONSIBLE FOR PAYMENT OF TAXES:**
First Tennessee Bank National Association
P. O. Box 1000, Dept. 47
Memphis, TN 38148

**MAP-PARCEL NUMBERS**
102-16-008

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judy Wolcott Englert, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert G. Nemer and spouse, Martha L. Nemer,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT I:
BEING Lot No. 138 on the Plan of Hillwood Estates, Section 8, as of record in Book 2133, page 123, Register's Office for said County. Said Lot No. 138 fronts 200 feet on the northerly side of West Hillwood Drive and extends back between parallel lines 425 feet to a dead line.

TRACT II;
BEING a strip of land 50 feet wide lying between lot No. 138 on the Plan of Hillwood Estates, Section 8, as of record in Book 2133, page 123, Register's Office for said County, and Lot No. 176 on the Plan of Hillwood Estates, Section 9, part 2, as of record in Book 2331, page 28, Register's Office for said County. Said strip of land fronts 50 feet on the northerly side of West Hillwood Drive and extends back between parallel lines 425 feet to a dead line.

BEING the same property conveyed to Robert C. Englert and wife, Judy Wolcott Englert by Installment Deed from Bruce D. Henderson, Glenn D. Henderson, John B. Henderson, Jr. and Clacy Henderson Hailey of record in Book 4305, page 637, said Register's Office. Robert C. Englert has since died leaving Judy Wolcott Englert as surviving tenant by the entirety.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 2743 Page 331 said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Judy Wolcott Englert by Key Englert Kaufman and Dawn Englert Keith, as joint Attorneys in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

**This is improved property, known as:** 510 West Hillwood Drive, Nashville, TN 37205

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 30th day of April, 1992.

**Judy Wolcott Englert, By: Key Englert Kaufman, Atty-In-Fact**

**Judy Wolcott Englert, By: Dawn Englert Keith, Atty.-in-Fact**

**State of Tennessee**
**County of Davidson**

On this 30th day of April, 1992, before me the undersigned authority, personally appeared Key Englert Kaufman, and Dawn Englert Keith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

Notary Public

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, the within named **Key Englert Kaufman and Dawn Englert Keith**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Judy Wolcott Englert**, as Attorneys-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of April, 1992.

Notary Public

My Commission Expires: 9/26/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: Judy Wolcott Englert**

**TO: Robert G. Nemer and Martha L. Nemer**

06857

IDENTIF. REFERENCE

**AFFIDAVIT**

The undersigned Affiants, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorneys-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiants had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiants Saith not.

References to the singular include the plural, when applicable.

**Dawn Englert Keith, Affiant**

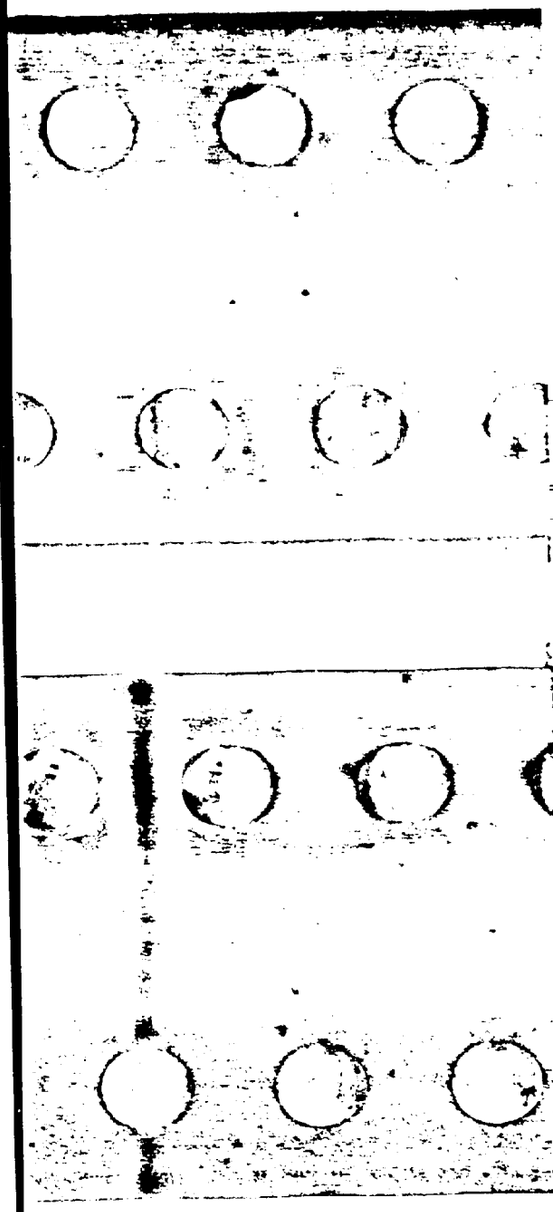
**Key Englert Kaufman, Affiant**

Sworn to and subscribed before me this
30th day of April, 1992.

Notary Public

My Commission Expires: 9/26/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



**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 |
|---|---|---|---|---|

| | |
|---|---|
| CHRT | |
| | 205000.00 |
| CON TX | 758.50 |
| PRFEE | 1.00 |
| MDEED | 6.00 |
| TOTAL | 765.50 |
| CHECK | 765.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/92 01 16:10 0001 2862

06857

IDENTIF. REFERENCE

May 1 4 11 PM '92

No. 527138