Box 57
TCS

BOOK 8690 PAGE 290

This instrument prepared by:
Joseph P. Rusnak
Tune, Entrekin & White
Twenty-First Floor
315 Deaderick Street
Nashville, TN 37238-2100

RECEIVED & RECORDED
DAVIDSON COUNTY TN.
JUL 31 2 44 PM '92

IDENTIF. TREFERENCE

33050

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Deborah R. Cox 2326 Nolensville Rd. Nashville, TN 37211	Metropolitan Federal Savings & Loan Assoc. 230 Fourth Avenue, N. Nashville, TN 37219	See attached Exhibit A

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, MARI JO ANN VAN HELTEBRAKE, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DEBORAH R. COX with full power to transfer, encumber or otherwise deal with said property without the joinder of any beneficiary, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 294A, 294B, 295A, 295B, 296A, 296B, 297A, 297B, 299A, 299B, 300A and 300B on the Zone Lot Division Lots 294 through 300, Fortland Park, Section Four, as of record in Book 5200, page 777, as amended at Book 6250, page 622, Register's Office for Davidson County, Tennessee, and by Surveyor's Certificate of Correction recorded at Book 6776, page 20, Register's Office for said county, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Marijo Ann Van Heltebrake by Special Warranty Deed from Metropolitan Federal Savings and Loan Association, of record in Book 8223, page 881, Register's Office for Davidson, Tennessee.
>
> This is improved property, known as 608, 611, 610, 606, 604, 600, 607, 609, 605 and 602 Newhall Drive and 232B and 2326 Brittany Drive, Nashville, Tennessee 37206.

This conveyance is subject to the matters shown on the attached Exhibit B.

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, her heirs and assigns, forever; and it does covenant

with the said Grantee that she is lawfully seized and possessed of said land in fee simple and has good right to convey it; and she does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Grantor hereby assigns to Grantee all Grantor's right, title and interest in and to all tenant leases affecting the subject property. Hereafter, the Grantee shall receive all rents commencing with the rent paid for the month of August, 1992. Grantor agrees to transfer to Grantee all security deposits held for tenants.

WITNESS this 31st day of July, 1992.

Mari Jo Ann Van Heltebrake
MARI JO ANN VAN HELTEBRAKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared MARI JO ANN VAN HELTEBRAKE 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 31st day of July, 1992.

Thomas C. L
Notary Public

My Commission expires:

_____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 187,536.36.

Thomas C. L
Affiant

Subscribed and sworn to before me, this 31st day of July, 1992.

Marsha A. Anderson
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires: 11-2-92

EXHIBIT A

Lot No.	Map-Parcel No.	Field Book No.	Address
294A	083-11-185	15DA 60121	2328 Brittany Dr.
294B	083-11-204	15DA 60159	2326 Brittany Dr.
295A	083-11-186	15DA 60122	608 Newhall Dr.
295B	083-11-205	15DA 60160	610 Newhall Dr.
296A	083-15-184	15DA 60134	604 Newhall Dr.
296B	083-11-206	15DA 60161	606 Newhall Dr.
297A	083-15-185	15DA 60135	600 Newhall Dr.
297B	083-15-191	15DA 60165	602 Newhall Dr.
299A	083-15-187	15DA 60137	607 Newhall Dr.
299B	083-15-189	15DA 60163	605 Newhall Dr.
300A	083-11-187	15DA 60123	611 Newhall Dr.
300B	083-15-158	15DA 60162	609 Newhall Dr.

EXHIBIT B
Permitted Encumbrances

1. Taxes for 1992, a lien but not yet due and payable.

2. Rights or claims of tenants in possession.

3. Restrictive covenants contained in an instrument of record in Book 6336, page 949, Register's Office for Davidson County.

4. Matters, notes and restrictions as shown on the Plan of record in Book 5200, page 777, as amended in Book 6250, page 622, Register's Office for said County, shows an owner's certificate, certain setback liens and easements, to which plan reference is made for the location and dimensions. Also, Surveyor's Certificate of Correction recorded at Book 6776, page 20, Register's Office for Davidson County.

5. A permanent easement and a 10 foot temporary construction easement for sanitary sewers and/or storm drainage granted unto Metropolitan Government of Nashville and Davidson County, by instrument of record in Book 4006, page 871, Register's Office for Davidson County, Tennessee.

6. Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.

7. The Mortgage Loan Inspection made by R. L. Montoya, Surveyor, dated March 6, 1986, shows drive encroaches in the 5' x 30' utility anchor easement located on the easterly front corner of said lot (Lot 297A).

8. The Mortgage Loan Inspection made by R. L. Montoya, Surveyor, dated December 12, 1985, shows the concrete drive encroaches in the 10' public utilities and drainage easement located on the easterly side of the premises. (Lot 295B)

9. The Mortgage Loan Inspection made by R. L. Montoya, Surveyor, dated March 6, 1986, shows the Drive serving the insured premises encroaches onto Lot 300B and in the 5' x 30' utility anchor easement located on the northwesterly corner of said lot. (Lot 299A)

10. The Mortgage Loan Inspection made by R. L. Montoya, Surveyor, dated March 6, 1986, shows the Drive serving the insured premises encroaches in the 10' public utilities and drainage easement and also encroaches onto the adjoining lot No. 298A. (Lot 299B)

11. The Mortgage Loan Inspection made by R. L. Montoya, Surveyor, dated March 6, 1986, shows the Drive serving the insured lot encroaches onto Lot 299A. (Lot 300B)

12. The Mortgage Loan Inspection made by R. L. Montoya, Surveyor, dated March 6, 1986, shows the Drive encroaching the 5' x 30' utility anchor easement located on the southwesterly corner of said lot. (Lot 300B)

13. Deed of Trust, Assignment of Rents and Security Agreement executed by MARI JO ANN VAN HELTEBRAKE AN UNMARRIED PERSON to EDWARD T. BRADING, Trustee, of record in Book 8223, page 886, said Register's Office, dated OCTOBER 24, 1990, to secure to METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, an indebtedness in the amount of $160,000.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee. (See instrument for complete terms and conditions as well as possible rights and options of the mortgagee, including rights respecting assumption of the debt secured thereby.)

14. Assignment of Rents of record in Book 8223, page 899 said Register's Office.

15. Financing Statement of record in Book 8223, page 906 said Register's Office.

3 31 01 01 03CHECK 692.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8690 PAGE 294

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

182536.36

CON TX	675.25
PRFEE	1.00
WDEED	16.00
TOTAL	692.25
CHECK	692.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/31/92 01 14:12 0001 165

33050

IDENTIF. REFERENCE

JUL 31 2 44 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 556305