0080987

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 JUL 21 AM 10:48

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 36704
Dav. Co. File: Box 8

BOOK 9736PG762

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael N. Tudeen 418 Summit Ridge Place Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-05-B-418 07DA 92267

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 **James E. McElhaney, Jr. and spouse, Rachel A. McElhaney, previously known as Rachel Ellen Anderson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael N. Tudeen, a single person,** 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:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 418 on the plan of Four Seasons Condominiums, of record in Book 5050, page 30 and as Exhibit "D" to the Master Deed of record in Book 6841, page 349, Register's Office for said County and to which plan and said exhibit "D" reference is made for a complete description thereof.

BEING the same property conveyed to James E. McElhaney, Jr. and Rachel Ellen Anderson by deed from Union Planters National Bank, Successor by merger to Fidelity Federal Bank FSB of record in Book 8876, page 287, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to all terms, conditions and obligations contained in the Sale and Assignment of Option, dated July 11, 1977, of record in Book 5388, page 503, said Register's Office, all terms, conditions and obligations contained in the Warranty Deed, dated May 30, 1974, of record in Book 4821, page 20, said Register's Office, Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, for the construction and maintenance of sanitary sewer lines as of record in Book 5271, page 430, said Register's Office, all items as shown on the plan of record in Book 5050, page 30, said Register's Office, an ingress-egress easement as described in Book 5158, page 851, said Register's Office, as follows: a permanent ingress-egress easement extending 12.5 feet left and 62.5 feet right of a line beginning at a point in the west margin of Hillsboro Road N 23 degrees 56' E 150.00 feet from the Southeast corner of the property described above; thence, with said line and converging to 12.5 feet either side of said line, N 66 deg. 04' W 125.00 feet to a point, the beginning of an easement extending 12.5 feet either side of the described line; thence, N 22 deg. 20' W 108.0 feet to a point; thence N 15 deg. 00' E 96.0 feet to a point; thence, N 18 deg. 30' W 172.5 feet to a point; thence N 20 deg. 00' E 50.00 feet to a point; thence N 16 deg. 0' W 75.00 feet to a point; thence, N 43 deg. 00' W approximately 53 feet more or less to a point in Clark Gower's South boundary line, said point being the centerline of an existing private drive, a public utility easement "A" as described in Book 5158, page 851, said Register's Office, as follows: a

permanent 20 foot and 10 foot easement described as follows: extending 10 feet either side of a line beginning in the common corner of the tract described above and lots 34 and 36 of Russwood Heights Subdivision, and running N 62 deg. 30' E 85 feet to a point; thence, extending 5 feet either side of a line, N 44 deg. 00' E 95 feet more or less to an existing iron pin in Clark Gower's West boundary line, a public utility easement "B" as described in Book 5158, page 851, said Register's Office, as follows: a permanent 10 foot easement extending 5 feet either side of a line running from a point located S 15 deg. 26' E 8 feet from an iron pin in the East boundary line of the above described tract along an existing water line southwesterly, 290 feet more or less to Clark Gower's East Boundary line, engineer's report of record in Book 6847, page 125, said Register's Office, easement agreement of record in Book 6869, page 162, as re-recorded in Book 6870, page 966, said Register's Office, easement for ingress, egress and regress to and from Hillsboro Road, over, upon and across, of record in Book 6869, page 157, said Register's Office, easement agreement of record in Book 7776, page 899, said Register's Office and to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6841, Page 349 as amended in Book 6847, page 122, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 418 Summit Ridge Place, Nashville, TN 37215

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 13th day of July, 1995.

James E. McElhaney, Jr.

Rachel A. McElhaney

State of Tennessee
County of Davidson

On this 13th day of July, 1995, before me the undersigned authority, personally appeared **James E. McElhaney, Jr.** and **Rachel A. McElhaney**, 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: 1-25-97

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 74000.00

Affiant

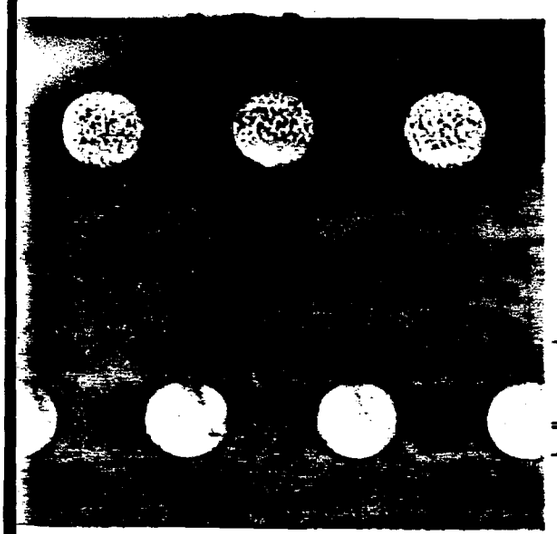
Sworn and subscribed before me on the 19th day of July, 1995.

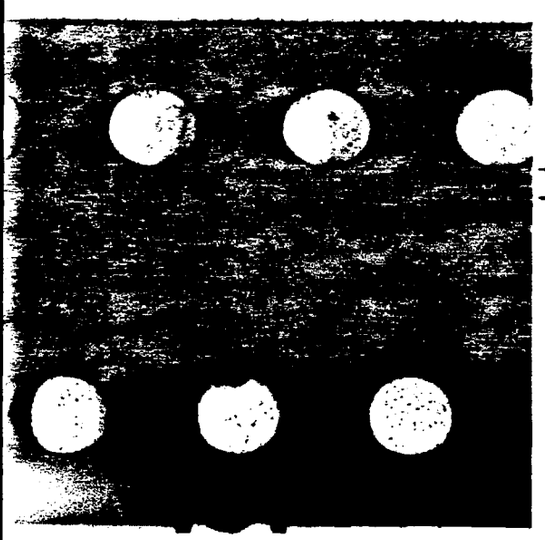
Notary Public

My Commission Expires: _____

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

527801 07/20/95 0041 CODE CK 282.80





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

RECEIVED OF _____

FOR _____

BOOK 9736 PG 764

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	74000.00
			CON TX	273.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	282.80
			CHECK	282.80
07/21/95	01	10:49	0001	3278

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0080987
IDENTIF. # REFERENCE

95 JUL 21 AM 10:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 932364