0085969

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Reg. #3482
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

95 AUG -3 PM 3:04

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9752 PG 54

WARRANTY DEED

Name and Address of New Owner:

Charles M. Herbert and wife, Beverly M. Herbert
305 Harpeth Ridge Drive
Nashville, TN 37221

Send Tax Bills To:
Union Planters Bank of Middle, TN, N.A.
401 Union Street
Nashville, Tennessee 37219

Street Address of Subject Property:	**Map-Parcel No:**
305 Harpeth Ridge Drive **Nashville, TN 37221**	**143-6-A-21 CO**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Salvatore Cerami**, hereinafter called **"GRANTOR"** has bargained and sold, and by these presents does transfer and convey unto **CHARLES M. HERBERT and wife, BEVERLY M. HERBERT**, hereinafter called **"GRANTEES,"** their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of HARPETH TRACE ESTATES, PHASE I, of record in Book 5200, page 125, Register's Office for said County.
>
> SAID Lot No. 21 fronts 65.1 on the broken, easterly margin of Harpeth Ridge Drive and extends back 105.4 feet on the northerly line and 123.3 feet on the southerly line to a dead line in the rear, measuring 55.0 feet thereon.

Being the same property conveyed to Salvatore Cerami, unmarried, by Warranty Deed from Steven L. Hunley and wife, Janet R. Hunley, of record in Book 7313, page 857, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 208, and By-Laws of record in Book 5380, page 357; and all matters shown on the recorded plat referred to above and all zoning regulations, setback lines, if any, easements and rights of way for public utilities applicable to the lot in question.

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, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs, successors, assigns 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Kimberly Cerami, joins in this conveyance for the purpose of conveying any and all right, title and interest I may have, in the above described property, by virtue of marriage.

WITNESS our hand this 31st day of July, 1995.

Salvatore Cerami

Salvatore Cerami

Kimberly Cerami

Kimberly Cerami

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 31st day of July, 1995, before me personally appeared Salvatore Cerami and wife, Kimberly Cerami to me known to be the person(s) described and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Notary Public

My commission expires: 1-27-98

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $130,000.00 .

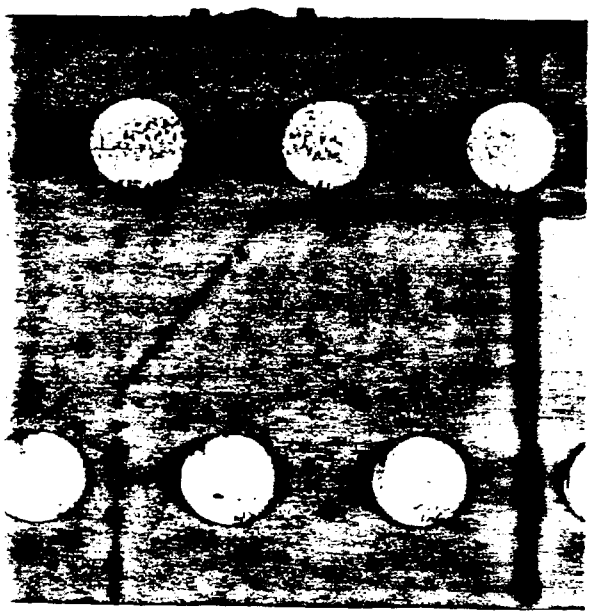
Affiant

Subscribed and sworn to before me, this the 31st day of July, 1995.

NOTARY PUBLIC

My commission expires: 1-27-98

3634 08/03 2:01 03CHECK 494.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

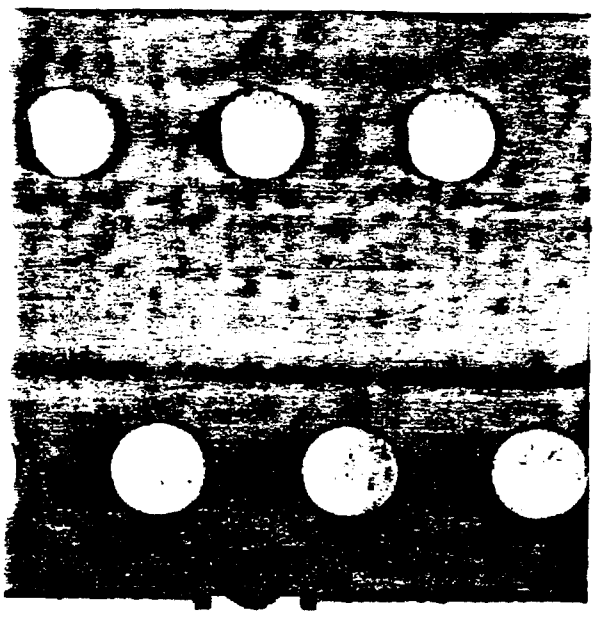
RECEIVED OF _____

FOR _____

BOOK 9752 PG 57

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
130000.00
CON TX 481.00
PRFEE 1.00
WDEED 12.00
TOTAL 494.00
CHECK 494.00
08/03/95 01 15:04 0001 8634

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0085969
IDENTIF. ↑ REFERENCE

95 AUG -3 PM 3:04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 337663