BOOK 9796 PG 693

# GENERAL WARRANTY DEED

| | | |
|---|---|---|
| FROM: | LYNN ANDERSON, Grantor | This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday 424 Church Street, 18th Floor Third National Financial Center Nashville, Tennessee 37219 |
| TO: | J.T. DUBOIS and wife, PAM DUBOIS, Grantees | |

| Address New Owner(s) as Follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map-Parcel Numbers |
|---|---|---|
| 4925 Tyne Valley Blvd Nashville, TN 37220 | | 146-6-66.00<br>146-6-67.00 |
| | | Field Book Numbers |
| | (new owner) | OH-25094<br>OH-25095 |

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Seventy Five Thousand and 00/100 Dollars ($775,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 8th day of September, 1995.

Notary Public

My Commission Expires: 1/24/98

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FOR AND IN CONSIDERATION OF the sum of Seven Hundred Seventy Five Thousand and 00/100 Dollars ($775,000.00), the receipt and sufficiency of which are hereby acknowledged, Lynn Anderson, unmarried, formerly known as Lynn Anderson Stream, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto J.T. DuBois and wife, Pam DuBois (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 4925 Tyne Valley Boulevard, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, her heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 8th day of September, 1995.

Lynn Anderson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Lisa Jackson, a Notary Public of said County and State, Lynn Anderson, 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 within instrument for the purposes therein contained.

Witness my hand, at Office, this 8th day of September, 1995.

Notary Public

My Commission Expires: 1/24/98

EXHIBIT A

Property Description

Parcel I:

Lots 45 and 46 on the Plan of Treemont of record in Book 6250, page 895, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Lynn Anderson Stream by Warranty Deed from Commerce Union Bank, a Tennessee banking corporation, Patricia Porter McDonald and Jean Porter McCann, Trustee under the Will of Edward Potter, Jr., deceased, for Jean Potter McCann in Book 5873, page 934, said Register's Office and by Warranty Deed from Patricia Potter McDonald and husband, Robertson McDonald in Book 5884, page 908, said Register's Office.

The above description is the same as in the previous deed of record.

Parcel II:

A permanent easement located upon Lot No. 44 on the Plan of Treemont, which Lot is shown of record in Plat Book 6250, page 897, Register's Office for Davidson County, Tennessee, which easement runs along the eastern boundary line of Lot No. 44 (which is the western boundary line of Lot No. 46), and which easement is more particularly described as follows:

Beginning at a point at the northeast corner of Lot No. 44 on the Plan of Treemont, as recorded in Plat Book 6250, page 897, Register's Office of Davidson County, Tennessee; thence with the east line of said Lot No. 44 South 05°50"07' West, 246.50 feet to the southeast corner of Lot No. 44; thence with the northerly line of said Lot No. 45, South 61°19"01' West, 36.62 feet to a rock wall; thence running along said rock wall and severing the easterly portion of Lot No. 44, North 05°41"46' East, approximately 266.43 feet to a point; thence South 84°39"34' East, approximately 30.00 feet to the point of beginning, and containing approximately 0.17 acres.

Being part of the same property conveyed to David R. Zielske and wife, Vicki J. Zielske, by deed from Lynn Anderson Stream, an unmarried person, of record in Book 8831, page 208, Register's Office of Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Taxes for 1995 constitute a lien, but are not yet due and payable. (Parcels I and II)

2. Restrictive covenants of record in Book 6833, page 594, Book 6833, page 601 and Book 8259, page 498, Register's Office for Davidson County, Tennessee. (Parcels I and II)

3. All matters as shown on the plan of record in Book 6250, pages 895, 896 and 897, said Register's Office. (Parcels I and II)

4. Easement from Lynn Anderson Stream to David R. Zielske and wife, Vicki J. Zielske of record in Book 8831, page 211 and rights and privileges as more specifically set out therein. (Parcel I)

5. Easement for right-of-way to J. Clyde Seals, his heirs and assigns, along the southeasterly side of Lot 15, easterly and southerly side of Lot 20 as reserved in deed of record in Book 1001, page 529, said Register's Office. (Parcels I and II)

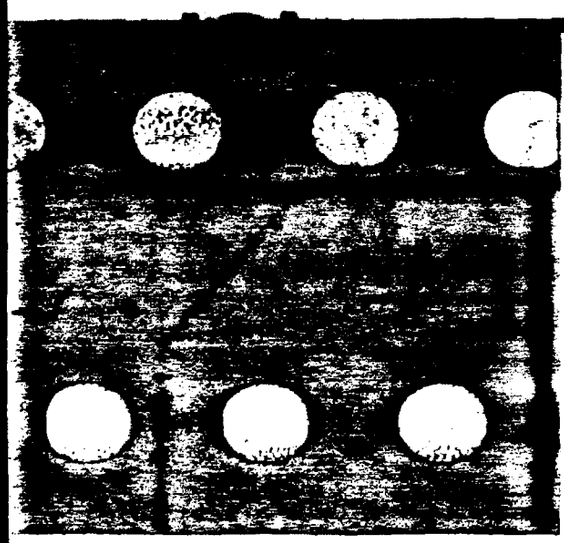
6. Five foot easement along the northerly line of Potter Tract for Bridle Path as reserved in a Deed in said Register's Office. (Parcels I and II)

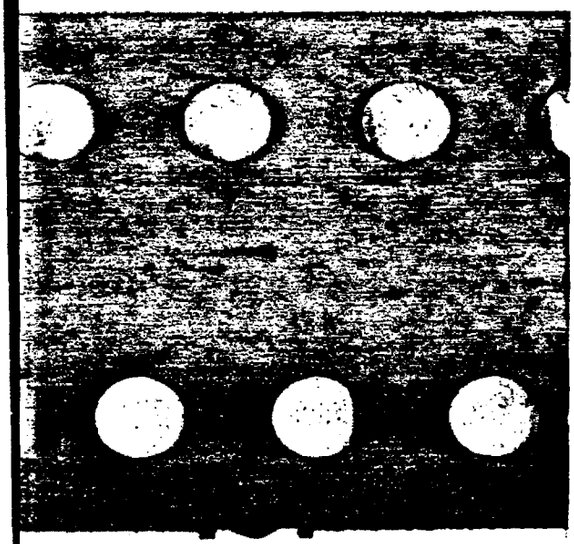
7. Charter of Treemont Homeowner's Association of record in Book 6833, page 617, said Register's Office. (Parcels I and II)

4758 09/15 0101 03CHECK 2884.50

0100912
IDENTIF. ↑ REFERENCE

95 SEP 15 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9796 PG 700

| | | |
|---|---|---|
| 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
775000.00
CON TX 2867.50
PRFEE 1.00
WDEED 16.00
TOTAL 2884.50
CHECK 2884.50
09/15/95 01 15:49 0001 4758

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0100912
IDENTIF. ◆ REFERENCE

95 SEP 15 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 953613