Bk 44

BOOK 10058 PG 297

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
Third Floor
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $370,000.00

AFFIANT

Subscribed and sworn to before me, this 15th day of May, 1996.

Notary Public

My Commission Expires: 8-27-99

Address New Owners As Follows: Dr. Jeanne M. Plas
19 Foxhall Close
Nashville, TN 37215

Send Tax Bills To: SAME

Map-Parcel Number: 117-9A-19

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM A. LAUDERDALE AND WIFE, KEITH G. LAUDERDALE,** hereinafter called the Grantors, has have bargained and sold, and by these presents do transfer and convey unto **DR. JEANNE M. PLAS, a single person,** 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 No. 19 on the Plan of Foxhall Close, a Planned Residential Development of record in Book 4860, page 46, amended by instrument of record in Book 5005, page 136, Book 5380, page 122 and Book 5839, page 610, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William A. Lauderdale and wife, Keith G. Lauderdale by deed from Robert D. Flynt and wife, Jill S. Flynt of record in Book 7468, page 9, Register's Office for Davidson County, Tennessee.

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 4860, page 46, amended by instrument of record in Book 5005, page 136, Book 5380, page 122 and Book 5839, page 610, Register's Office for said County.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 4954, page 586, amended in Book 5875, page 873, Register's Office for said County and is subject to the By-Laws of Foxhall Close Co-operative Corporation, the Charter of which has been record in Book 5147, page 812, Register's Office for Davidson County, Tennessee, and in Volume 0-31, page 2205, of the Secretary of State Office.

4. Conveyance of Watermain from Foxhall Land Company to Metropolitan Government of Nashville and Davidson County of record in Book 5016, page 553, Register's Office for said County.

5. Conveyance of Sewer Line from Foxhall Land Company to Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Book 5016, page 577, Register's Office for said County.

6. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6897, page 51, Register's Office for said County.

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This is improved property known as 19 Foxhall Close, Nashville, Tennessee 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, her heirs and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs 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 person 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.

WITNESS our hands this 15th day of May, 1996.

William A. Lauderdale

Keith G. Lauderdale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM A. LAUDERDALE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 1996.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

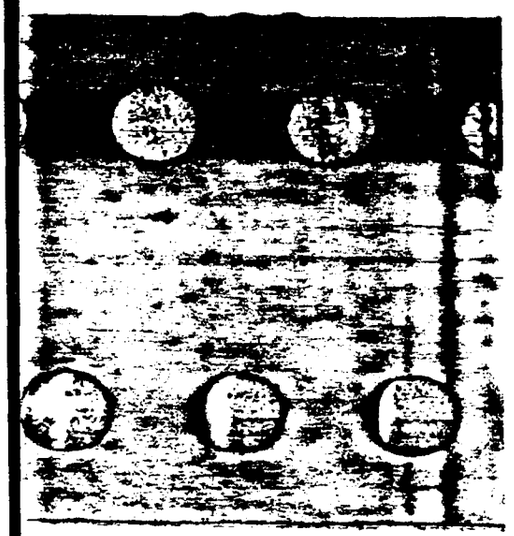
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEITH G. LAUDERDALE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

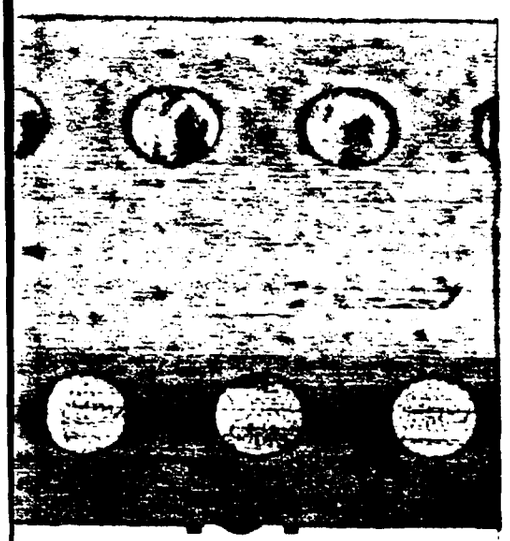
WITNESS my hand, at office, this 15th day of May, 1996.

Notary Public

My Commission Expires: 11/27/99

0184326
IDENTIF. ↑ REFERENCE
96 MAY 22 PM 4:10
ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
0051101.0
0101 03CHECK 137B-00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10058 PG 299

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
				370000.00
				CON TX 1369.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1378.00
				CHECK 1378.00
05/22/96	01			16:12 0001 4422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0184326
IDENTIF. ↑ REFERENCE

96 MAY 22 PM 4:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1042360