Realty 48

BOOK 10091 PG 367

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

My Commission Expires 5-16-99

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Avenue S., Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Berndt	Great Western Mortgage Corporation	MAP 12N
(NAME)	(NAME)	
4305 Iroquois Avenue	9451 Corbin Avenue	GR B
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Northridge, CA 91324	PARCEL 29
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mark G. Robbins and wife, Karen McDonald Robbins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Berndt and wife, Mary M. Berndt

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being more particularly described as follows:

Being the easterly 100 feet of the westerly 200 of Lot No. 178 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract of record in Book 421, pages 102 and 103, Register's Office for said County, and also being known as Lot 178B on an unrecorded Revised Resubdivision of said Plan and described according to survey made by Hal R. Swann, Jr., dated March 24, 1971, as follows:

Said part of said lot fronts 100 feet on the easterly side of Iroquois Place and runs back between lines 226 feet on the easterly line and 230.6 feet on the westerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Mark G. Robbins, unmarried by deed from Howard William Herndon by instrument of record in Book 9568, page 374, and further quitclaimed to Mark G. Robbins and wife, Karen McDonald Robbins for the purpose of reconveyance in Book 9641, page 765, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4305 Iroquois Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs 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.

Witness our hand S this 17th day of June 19 96

Mark G. Robbins
Mark G. Robbins

Karen McDonald Robbins
Karen McDonald Robbins

BOOK 10091 PG 368

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark G. Robbins and wife, Karen McDonald Robbins

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 17th day of June 1996.

Commission expires 11.30.97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0194343
IDENTIFICATION REFERENCE

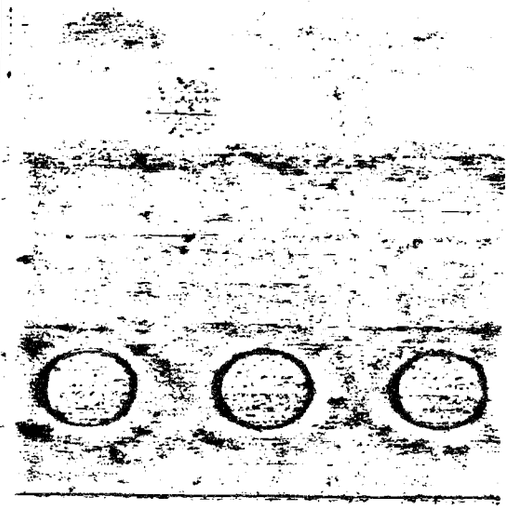
96 JUN 19 AM 10:09
FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

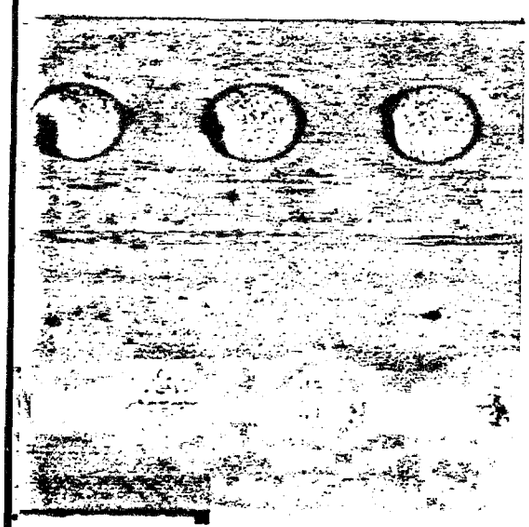
LEGAL DESCRIPTION CONTINUATION

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

Sewer easement granted the city of Belle Meade of Record in Book 5787, page 396, Register's Office for Davidson County, Tennessee.

5132 96/19 0101 03CHECK 1030.50





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

RECEIVED OF _____

FOR _____

BOOK 10091 PG 370

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 275000.00
				CON TX 1017.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 1030.50
				CHECK 1030.50
			06/19/96 01	10:11 0001 5238

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194343 IDENTIF. # REFERENCE

96 JUN 19 AM 10:09

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1053038