Mail

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

BOOK 10124 PG 1

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 12th day of July, 1996.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, BROCK A. RUST and TARA A. RUST, HUSBAND AND WIFE, herein referred to as Grantors, have this day bargained and sold and do hereby transfer and convey unto the said RICHARD K. EBERLEI and BEVERLY S. EBERLEI, HUSBAND AND WIFE, herein referred to as Grantees, their successors, heirs and assigns, certain real estate in DAVIDSON, County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 1203 LITTONWOOD DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their heirs, successors and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors is/are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto.

Grantors further covenant and bind themselves, their successors, heirs and representatives, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

BROCK A. RUST
Signature of Seller

TARA A. RUST
Signature of Seller

0204553
IDENTIFICATION REFERENCE

JUL 17 PM 1:42
WILSON H. LEE REGISTER
DAVIDSON COUNTY, TN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **BROCK A. RUST and TARA A. RUST, HUSBAND AND WIFE**, the within named bargainors, 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, at office, this **12th** day of **July, 1996.**

Notary Public

My Commission Expires: 5/28/20

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

6292 07/17 0101 03CHECK 413.15

BOOK 10124 PG 2

Name and Address of Property Owner:

RICHARD K. EBERLEI and BEVERLY S. EBERLEI
1508 WENDELL AVENUE
NASHVILLE, TN 37206

Property Address:

1203 LITTONWOOD DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

FT MORTGAGE COMPANIES, D/B/A FIRST TENNESSEE MORTGAGE COMPANY, INC.
P.O. BOX 146
MEMPHIS, TN 38101

Parcel #: MAP 61-08, PARCEL 091

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$109,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **12th** day of **July, 1996.**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

EXHIBIT 'A'

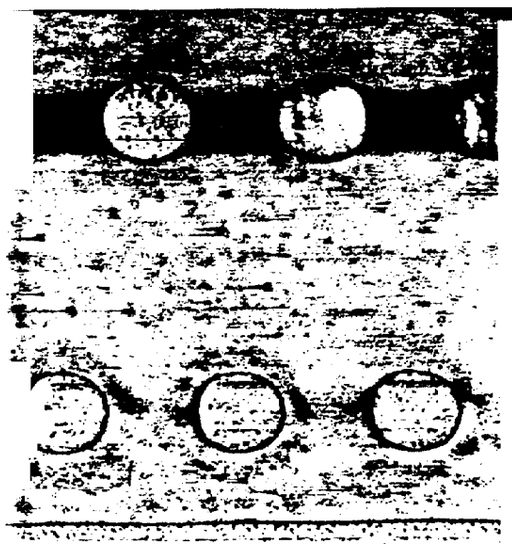
BEING Lot 28, Section Three, McGaughey Heights of record in Book 1835, page 120, Register's Office, Davidson County, Tennessee.

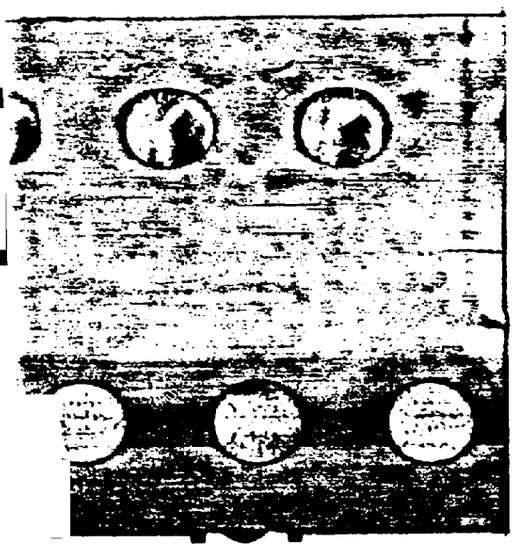
Being the same property conveyed to BROCK A. RUST, by Deed from , of record in Book 5680, page 48, Register's Office for DAVIDSON County, Tennessee, the said BROCK A. RUST having since conveyed a tenancy by the entireties to BROCK A. RUST and TARA A. RUST, HUSBAND AND WIFE, by Quitclaim Deed of record in Book 9067, page 828, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1996 and all future years constitute a lien, although the same are not yet due and payable (MAP 61-08, PARCEL 091, 958.5).

2. All matters set forth on the Plan of record in Book 1835, page 120, Register's Office for Davidson County, Tennessee, which plan shows a 75-foot minimum building setback line from Littonwood Drive and a 10-foot public utility easement along the northwest corner of said lot.





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

RECEIVED OF _____

FOR _____

BOOK 10124 PG 4

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 109500.00
CON TX 405.15
PRFEE 1.00
WDEED 12.00
TOTAL 418.15
CHECK 418.15

07/17/96 01 13:45 0001 6292

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204553
IDENTIF. ↑ REFERENCE

96 JUL 17 PM 1:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063951