0214840

IDENTIF. ↑ REFERENCE

8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) Title No: 37849
Dav. Co. File: Box 8

96 AUG 15 AM 10:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10157 PG 455

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Susan R. Riestra 6853 River Ridge Drive Nashville, TN 37221	Chase Manhattan Mortgage Corp. 343 Thornall Street Edison, NH 08837

TAX MAP-PARCEL NUMBERS: 41-15-C-61

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randall S. Hearon and spouse, Marion F. Hearon,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan R. Riestra,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 234 on the plan of Rolling River Estates, Phase 10 of record in Book 6200, page 53 and amended in Book 8422, page 119, Register's Office for said County.

SAID Lot No. 234 fronts 121.13 feet on the northwesterly margin of River Ridge Drive and extends back 187.49 feet on the northeasterly line and 189.89 feet on the southwesterly line to a broken line in the rear, measuring 48.89 feet thereon.

BEING the same property conveyed to Randall S. Hearon and wife, Marion F. Hearon by deed from Allen Earps Builders, Inc. of record in Book 6813, page 678, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4788, Page 950, Book 4871, page 640, Book 4892, page 689, Book 4892, page 679 and Book 6298, page 934, said Register's Office, and to the matters set forth in the referenced Plan of record.

The minimum building setback as to the subject property was amended by the Metropolitan Planning Commission and said amendment recorded in Book 8422, page 119. The amendment as filed failed to enclose the exhibit showing a detail of the area and said amendment with the detail which was omitted is attached as Exhibit "A" to this deed.

This is improved property, known as: 6853 River Ridge Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of August, 1996.

Randall S. Hearon

Marion F. Hearon

State of Tennessee
County of Davidson

On this 13th day of August, 1996, before me the undersigned authority, personally appeared **Randall S. Hearon** and **Marion F. Hearon**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 183000.00

Affiant

Sworn and subscribed before me on the 13th day of August, 1996.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Exhibit A

This document is being recorded as an Exhibit hereto, in order to add the Exhibit inadvertently omitted from the original amendment when said document was recorded in Book 8422, Page 119, said Register's Office. BOOK 8422 PAGE 119

AMENDMENT AND CHANGE OF MINIMUM BUILDING SETBACK LINE APPLICABLE TO LOT NO. 234 ON THE PLAN OF THE SUBDIVISION OF ROLLING RIVER ESTATES PHASE 10 AS OF RECORD IN BOOK 6200 PAGE 53 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

BOOK 10157 PG 457

WHEREAS, the undersigned owners of Lot No. 234 on the Plan of the Subdivision of Rolling River Estates - Phase 10, as of record in Book 6200, Page 53, Register's Office for Davidson County, Tennessee, desire to amend and change the minimum building setback line to said lot as shown on said plan of record as aforesaid; and

WHEREAS, there is shown on said plan a minimum building setback of 10 feet from the East side lot line; and

WHEREAS, the owners of said lot have made application to the Metropolitan Planning Commission to amend and change said minimum building setback line as shown on said plan ~~to 7 feet~~ 8ft from the East side lot line in lieu of the presently existing line as shown on said plan; and

NOW, THEREFORE, the undersigned, by these presents, do amend, alter and change the aforesaid minimum building setback lines as shown on said plan of record as aforesaid applicable to said lot to the dimensions and configurations as depicted on attached drawing in lieu of the lines shown on said plan.

The Secretary of the Metropolitan Planning Commission has joined in the execution of this instrument on behalf of the said Commission thereby evidencing the consent and agreement of said Commission to the aforesaid change and amendment of said minimum building setback line.

IN WITNESS WHEREOF the parties hereto have hereunto set their signatures this the 30 day of July, 1991.

3.9.6.3.8.

IDENTIFICATION REFERENCE

AUG 16 12 05 PM '91

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

Marion Hearon

Randall S. Hearon

METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

By: J. Jeff Browning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marion Hearon & Randall S. Hearon the bargainors, with whom I am personally acquainted, and who acknowledge that they executed the instrument for the purposes therein contained. Witness my hand and official seal at office, this 30th day of July, 1991.

Ozzie D. Pendergrass

Notary Public

My Commission expires: 11-27-93

Prepared By
Randall Hearon
[illegible] Ridge Dr

BOOK 8422 PAGE 120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10157 PG 458

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared T. Jeff Browning, who upon oath, acknowledged himself to be Executive Director and Secretary of the Metropolitan Planning Commission of The Metropolitan Government of Nashville and Davidson County, and that he as Executive Director and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Metropolitan Planning Commission of The Metropolitan Government of Nashville and Davidson County by said T. Jeff Browning.

Witness my hand and official seal at office in Nashville, Tennessee, this 15th day of August, 1991.

Nancy Moore Phillips
Notary Public

My Commission expires: 7-18-92

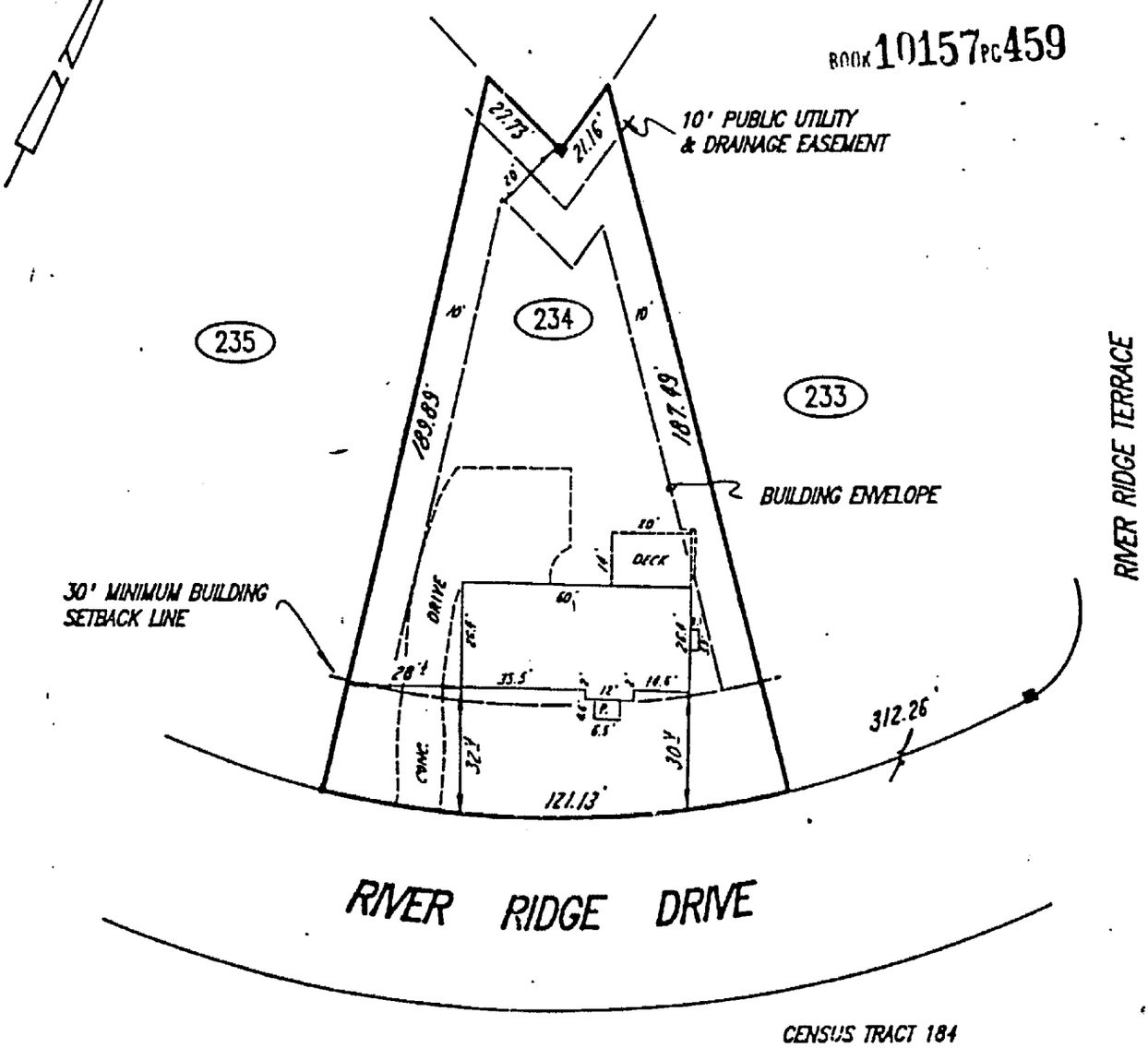
7241 08/16 0101 01CASH 6.00

7371 08/15 0101 03CHECK 698.10

GPT

NOTE: This parcel IS NOT included in areas designated as " special flood hazard" on the latest NATIONAL FLOOD INSURANCE PROGRAM maps received by me as of this date.

BOOK 10157 PG 459



CENSUS TRACT 184

MORTGAGE LOAN INSPECTION

54193-A

OWNER: RANDALL S. HEARON & MARION F. HEARON

SCALE: 1" = 40' DATE: MARCH 11, 1986

PROPERTY LOCATED: RIVER RIDGE DRIVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: LOT NO. 234 ON THE PLAN OF
ROLLING RIVER ESTATES - PHASE "10"

RECORDED: BOOK 6200 - PAGE 53 - R.O.D.C.

This MORTGAGE LOAN INSPECTION should not be represented to be a land or lot survey. It was done at the request of and for the use of the mortgage lender only. It should not be relied upon for the construction of fences or for establishing the exact locations of property lines. No corners were set or reset at the time of this inspection.

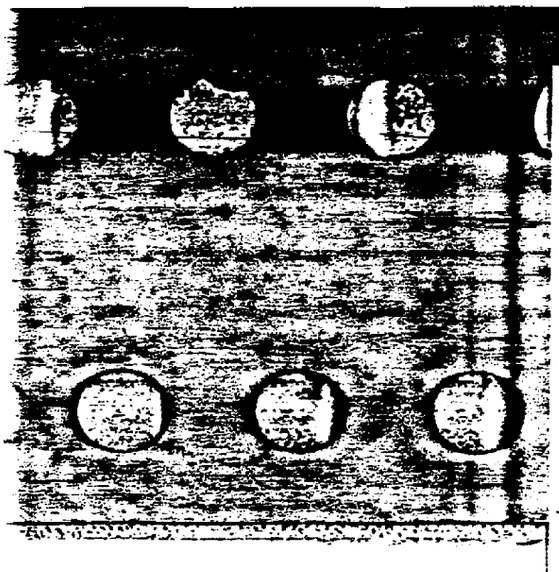
SIGNED: JOHN KOHL & COMPANY, P.C.

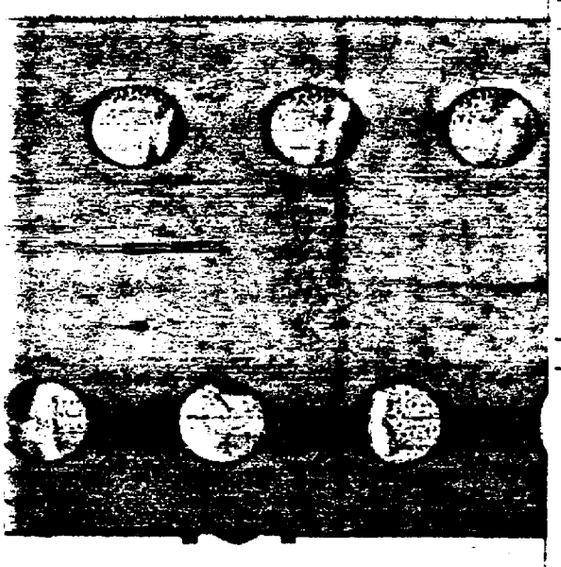
By: _____

JOHN B. KOHL III REGISTERED LAND SURVEYOR TENNESSEE No. 980

JOHN KOHL & COMPANY, P.C. • 400 7th Ave. S., Nashville, TN 37203 • (615) 255-3535

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS





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

RECEIVED OF _____

FOR _____

BOOK 10157 PG 460

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
				CAM1
				183000.00
				CON TX 677.10
				PRFEE 1.00
				MDEED 20.00
				TOTAL 698.10
				CHECK 698.10
			08/15/96 01	10:46 0001 7371

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02148 40 IDENTIF. ↑ REFERENCE

96 AUG 15 AM 10:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019941