39-B

BOOK 10531 PG 299

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 $458,500.00

AFFIANT

Subscribed and sworn to before me this 15th day of July, 1997.

Notary Public

My Commission Expires: MAY 23 1998

Address New Owners As Follows: Ann B. Ewers
19 Foxhall Close
Nashville, TN 37215

Send Tax Bills To: Suntrust Bank
PO BOX 305110
Nashville, TN 37230

Map-Parcel Number: 117-09-0-A-019.00CO
7DA 70910

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, **DR. JEANNE M. PLAS, a single person,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANN B. EWERS,** 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 Dr. Jeanne M. Plas by deed from William A. Lauderdale and wife, Keith G. Lauderdale, of record in Book 10058, page 297, Register's Office for Davidson County, Tennessee.

1. 1997 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 Grantor 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.

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 15 day of July, 1997.

Dr. Jeanne M. Plas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DR. JEANNE M. PLAS, a single person,** 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 July, 1997.

Notary Public

My Commission Expires: MAY 23, 1998

TAMI A. BOSCHEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

5173 07/16 0101 CHECK 17.00

97 JUL 16 PM 1:13

0327014

0074523.01

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10531 PG 301

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

CAPT
458500.00
CON TX 1696.45
PRFEE 1.00
MICRO 8.00
TOTAL 1705.45
CHECK 1705.45

07/16/97 01 13:17 0001 5173

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03270114

IDENTIF. # REFERENCE

97 JUL 16 PM 1:13

REGISTER
DAVIDSON COUNTY, TN

No.1174901