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 $275,291.00 John B. Conner Jr. **AFFIANT** Subscribed and sworn to before me, this 29th day of July 1997. Notary Public My Commission Expires:

Address New Owners As Follows: **Send Tax Bills To:** **Map-Parcel Number:**

John B Conner, Jr.
Janet H. Conner SAME 171-8A-121
5505 Cottonport Drive
Brentwood, TN 37027

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANK M. NOODT AND MARIE HELEN NOODT**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN B. CONNER, JR., AND WIFE, JANET H. CONNER** hereinafter called the Grantees, their 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. 121 on the Plan of Cottonport Plantation, Phase 1 of record in Book 6900, pages 529 and 530, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank M. Noodt and wife, Marie Helen Noodt by deed from Radnor Homes, Inc. of record in Book 8014, page 236, Register's Office for Davidson County, Tennessee and further conveyed to Frank M. Noodt, married by quitclaim deed from Frank M. Noodt and wife, Marie Helen Noodt of record in Book 8378, page 994, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree

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 6900, page 529 and 530, Register's Office for said County.

3. Restrictive covenants of record in Book 7430, page 784, Book 7565, page 57, Book 7637, page 925, Book 7824, page 254 and Book 8313, page 932, Register's Office for said County.

4. Charter of record in Book 7621, page 600, Register's Office said County.

5. Storm Water Detention Agreement of record in Book 7350, page 137, Register's Office for said County.

This is improved property known as 5505 Cottonport Drive, Brentwood, Tennessee 37027.

Marie Helen Noodt, joins in the instrument solely for the purpose of conveying, and hereby does convey, any interest she may have in the subject property.

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 covenants 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 further covenant and bind ourselves, our heirs and assigns, 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 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 29th day of July, 1997.

Frank M. Noodt

Marie Helen Noodt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK M. NOODT**, 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 29th day of July, 1997.

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, **MARIE HELEN NOODT**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

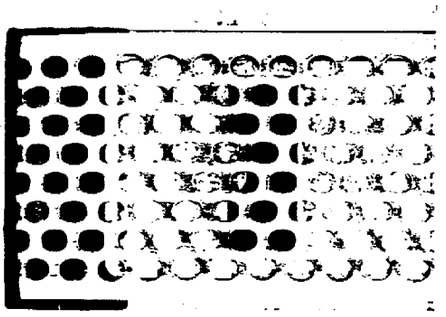
WITNESS my hand, at office, this 29th day of July, 1997.

Notary Public

My Commission Expires: 11/27/99

0075720.01

IDENTIFICATION REFERENCE
97 AUG -4 PM 3:57
REGISTER
DAVIDSON COUNTY, TN
103333099
2804 08/04/97 04:01 03CHECK 1027-58



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

RECEIVED OF _____

FOR _____

BOOK 10556 PG 202

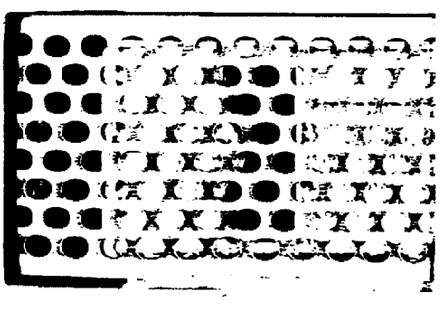
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 275291.00
CON TX 1018.58
PRFEE 1.00
WDEED 8.00
TOTAL 1027.58
CHECK 1027.58

08/04/97 01 14:01 0001 2884

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0333899 IDENTIF. & REFERENCE

97 AUG -4 PM 3:57

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

No. 1182499