0338347

IDENTIF. ↑ REFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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: (sk) Title No: 39044
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carl E. Herbert Gretchen P. Herbert 716 Lynwood Blvd. Nashville, TN 37205	First American National Bank First American Center Nashville, TN 37237

TAX MAP-PARCEL NUMBERS: 130-7-115

BOOK 10571 PG 753

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 775,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John H. Hurshman and spouse, Penelope Leighton,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Nancy S. Peterson, an undivided 59.6 % interest and Carl E. Herbert and spouse, Gretchen P. Herbert, an undivided 40.4% interest,** hereinafter called the **Grantees,** 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. "A" on the unrecorded plan of Resubdivision of Lots No. 212 and 213 in Royal Oaks Land Company's Subdivision of record in Book 421, Page 103, Register's Office for Davidson County, Tennessee, and said Lot No. "A" being part of Lot No. 212 on said plan and described as follows:

BEGINNING at a concrete monument in the east margin of Lynnwood Boulevard at the northwest corner of said Lot No. "A"; thence along the north line of said lot, south 87 degrees east 300 feet to an iron pin at the corner of Lots No. "A" and "D" in said resubdivision; thence along the line between said lots south 1 degree 30' west 125 feet to an iron pin at the corner of Lots No. "A" and "B"; thence with the line between said lots north 87 degrees west 300 feet to an iron pin in the east margin of Lynnwood Boulevard; thence along the east margin of said Boulevard North 1 degree 30' east 125 feet to the beginning.

BEING the same property conveyed to John H. Hurshman and wife, Penelope Leighton by deed from Scruggs Home Builders, L.P., a TN Limited Partnership of record in Book 9598, Page 119, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 716 Lynwood Blvd., Nashville, TN 37205

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.

BOOK 10571 PG 754

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 15th day of August, 1997.

John H. Hurshman **Penelope Leighton**

State of Tennessee
County of Davidson

On this 15th day of August, 1997, before me the undersigned authority, personally appeared **John H. Hurshman** and **Penelope Leighton**, 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.

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

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

7697 08/18 0101 03CHECK 2876.50

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 775,000.00

Affiant

Sworn and subscribed before me on the 15th day of August, 1997.

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

My Commission Expires: _____ Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10571 PG 755

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 775000.00

CON TX 2867.50

PRFEE 1.00

WDEED 8.00

TOTAL 2876.50

CHECK 2876.50

08/18/97 01 14:16 0001 7697

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0338347

IDENTIF. ↑ REFERENCE

97 AUG 18 PM 2:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1187258