File Box 9-B
First Title and
Escrow Company, Inc.

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

BOOK 10689 PG 131

#15004

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| CARL W. KORNMEYER (NAME) | NEW OWNERS (NAME) | MAP 116-1-A |
| 116 Dunham Springs Lane (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL 16 |
| Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | FB# 8DZ7 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ALICE A. COBB AND HUSBAND, FRANK COBB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARL W. KORNMEYER AND WIFE, CLAUDIA V. KORNMEYER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Dunham Springs Residential PUD, as of record in Plat Book 6250, page 936, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Alice A. Cobb and husband, Frank Cobb by deed from Philip R. Templeton and wife, Barbara D. Templeton of record in Book 9256, page 382, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 6875, page 530; (2) Dedication of common area of record in Book 7008, page 977; (3) Charter of record in Book 6943, page 559, and Book 8433, page 976; (4) Easements of record in Book 6380, page 360, Book 7903, page 989, Book 7899, page 680, Book 4462, page 147, and Book 7899, page 686; and (5) All matters appearing on the Plan of record in Plat Book 6250, page 936, said Register's Office.

IDENTIF. ↑ REFERENCE 037319

97 NOV 19 AM 9:53
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3296 11/19 0101 03CHECK 2214.20

This is improved (XX) unimproved ( ) property, known as 116 Dunham Springs Lane, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant 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 we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of November, 19 97

Alice A. Cobb by Frank Cobb

ALICE A. COBB BY: FRANK COBB,
ATTORNEY-IN-FACT BY POWER OF ATTORNEY
RECORDED SIMULTANEOUSLY HEREWITH

Frank Cobb

FRANK COBB

BOOK 10689 PG 132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK COBB

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 14th day of November, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, FRANK COBB, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said ALICE A. COBB and is authorized by the said ALICE A. COBB to execute this instrument on her behalf.

Witness my hand, at Office, this 14th day of November, 1997.

Notary Public

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 596,000.00

Carl W. Kornmeyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 19 97.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

ALICE A. COBB AND HUSBAND,
FRANK COBB

TO

CARL W. KORNMEYER AND WIFE,
CLAUDIA V. KORNMEYER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 10689 PG 133

| | | |
|---|---|---|
| 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 596000.00
CON TX 2205.20
PRFEE 1.00
WDEED 8.00
TOTAL 2214.20
CHECK 2214.20

11/19/97 01 10:02 0001 3296

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0371319
IDENTIF. & REFERENCE

97 NOV 19 AM 9:53

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

No. 1222444