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BOX 44

THIS INSTRUMENT PREPARED BY:
Kathryn Pennington
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
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 $201,500.00. MHR

Michael H. Read
Affiant

Subscribed and sworn to before me, this 12th day of March, 1998.

Notary Public

My Commission Expires: 8/22/98

98 MAR 13 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04 12023
IDENTIF. ↑ REFERENCE

Address New Owner As Follows:
Michael H. Read
244 Haverford Avenue
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
Map 129-04-0-037
8DZ 75260

5611 03/13 0101 03CHECK 765.65

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, **PHILIP W. TANNER AND WIFE, BRYANT G. TANNER,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MICHAEL H. READ,** hereinafter called the Grantee, his 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. 9 on the Plan of Westview Subdivision, of record in Book 2330, page 155, 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 Philip W. Tanner and wife, Bryant G. Tanner by deed from Leon F. Smith and wife, Juanita Smith, of record in Book 9507, page 951, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 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 Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 2750, page 535, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2330, page 155, Register's Office for said County.

This is improved property known as 244 Haverford Avenue, 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, his 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, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 12th day of March, 1998.

Philip L. Tanner

Bryant G. Tanner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PHILIP L. TANNER,** the within named bargainor, 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 12th day of March, 1998.

Notary Public

My Commission Expires: 3/22/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRYANT G. TANNER,** the within named bargainor, 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 12th day of March, 1998.

Notary Public

My Commission Expires: 3/22/98

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

RECEIVED OF _____

FOR _____

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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 204500.00
CON TX 756.65
PRFEE 1.00
WDEED 8.00
TOTAL 765.65
CHECK 765.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/13/98 04:37:00 0001 5611

04 12023
IDENTIF. ↑ REFERENCE
98 MAR 13 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1265985