BOOK 10853 PG 920

FILE BOX 4!

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 19 98

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David R. Neiger (NAME) | Southeastern Mortgage of (NAME) | MAP 172-3-A |
| 1100 Elmshade Court (ADDRESS) | 115 29th Avenue South (ADDRESS) | PARCEL 69 CO |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Nashville, TN 37212 (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Richard E. Vaden, Jr. and wife, Nancy G. Vaden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David R. Neiger and wife, Carol Neiger

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

BEING Lot No. 69, on the plan of Woodlands, Phase 1, Section 1, of record in Book 6900, Pages 498 and 499, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Said Lot No. 69 which is a corner lot, fronts 53.17 feet on the westerly margin of Elmshade Court and fronts 116.17 feet on the southerly margin of Maplesong Drive said frontages being joined by a curve having a length of 37.49 feet, and extends back 110.35 feet on the westerly line and 138.89 feet on the southerly line to a point of intersection.

BEING the same property conveyed to Richard E. Vaden, Jr. and wife, Nancy G. Vaden by deed from Richter Dial Builders, Inc., of record in Book 8798, Page 108, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 7334, Page 109; Book 7408, Page 250; Book 7516, Page 37; Book 8464; Page 463; Book 8622, Page 390; Book 8634, Page 224; Book 8643; Page 675; and Book 8711, Page 741, Register's Office for said County.

unimproved ( )
This is improved ( X ) property, known as 1100 Elmshade Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 and representatives, 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 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.

Witness our hand s this 24th day of March, 19 98

Richard E. Vaden, Jr.

Richard E. Vaden, Jr.

Nancy G. Vaden

Nancy G. Vaden

BOOK 10853 PG 921

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard E. Vaden, Jr. and wife, Nancy G. Vaden

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of March 19 98

Commission expires March 24, 2001

Notary Public

NOTARY PUBLIC
TENNESSEE
AT
LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

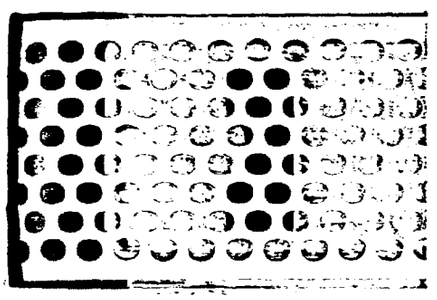
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

04116690
IDENTIF. → REFERENCE
98 MAR 25 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0638 03/25 0101 03CHECK 647.25



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

RECEIVED OF _____

FOR _____

BOOK 10853 PG 922

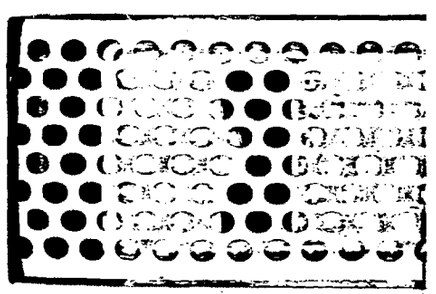
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
172500.00
CON TX 638.25
PRFEE 1.00
WDEED 8.00
TOTAL 647.25
CHEK 647.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/25/98 01 15:09 0001 0638



04 16690
IDENTIF. ↑ REFERENCE

98 MAR 25 PM 3:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.**1270935