THIS INSTRUMENT PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD LLP
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 10866 PG 74

WARRANTY DEED

Name and Address of New Owner:
Ronald Horowitz

Send Tax Bills To:

Street Address of Subject Property: **Map Parcel No:**
442 Belle Point **142-10-B-23**
Nashville, TN 37221

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BEVERLY MARIE CERAMI HERBERT, UNMARRIED,** hereinafter called **"GRANTOR"** has bargained and sold, and by these presents do transfer and convey unto **RONALD HOROWITZ,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 23 on the Plan of Revision of Lots 19-31 "Phase 1", Belle Pointe, as of record in Book 6900, page 770, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beverly J. Lawlor, a single person, by deed from Edward E. Anderson and spouse, June S. Anderson, as of record in Book 9330, page 400, Register's Office for Davidson County, Tennessee. The said Beverly J. Lawlor died in September, 1996, and under the terms of her Last Will, her daughter, Beverly Marie Cerami Herbert is the sole beneficiary of the Estate of Beverly J. Lawlor, deceased.

The conveyance of the above described parcel of land is subject to the following:

1. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

2. 1998 taxes, which have been prorated and assumed by Grantee.

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 GRANTOR does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise

herein set out; and GRANTOR does further covenant and bind herself, her 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 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 hands this 30th day of March, 1998.

Beverly Marie Cerami Herbert

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 30th day of March, 1998, before me personally appeared Beverly Marie Cerami Herbert, unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of March, 1998.

Notary Public
My commission expires: 1-27-2001

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $156,000.00.

Affiant

Subscribed and sworn to before me this the 30th day of March, 1998.

Notary Public
My commission expires: 1-27-2001

04119936
IDENTIFICATION REFERENCE
98 APR -1 PM 3:15

4092 04/01 0101 03CHECK
2
585.20

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

RECEIVED OF _____

FOR _____

BOOK 10866 PG 76

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	156000.00
CON TX	577.20
PRFEE	1.00
WDEED	8.00
TOTAL	586.20
CHECK	586.20

04/01/98 01 15:17 0001 4092

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 APR -1 PM 3:15

REGISTER
DAVIDSON COUNTY, TN.

0419936
IDENTIF. & REFERENCE

No. 1274354