60

This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**5110 Maryland Way, Suite 200**
**Brentwood, Tennessee 37027**

10579 282

ADDRESS NEW OWNER:
**Randolph H. Robertson**
**229 Highland Villa Circle**
**Nashville, Tennessee 37211**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**Nashville Bank of Commerce**
**One Commerce Square**
**Memphis, Tennessee 38150**

MAP **161-14-0**
GROUP **B**
PARCEL **229.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **T & E Land Development, L.L.C.** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Randolph H. Robertson, married**, hereinafter called the "GRANTEE", his 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 Unit No. 229on the plan of Highland Villa Condominiums, of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, Book 8199, page 148, and Book 10871, page 232, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to T & E Land Development Company, L.L.C. by deed from Highland Group Ltd., a Tennessee limited partnership of record in Book 9892, page 477, Register's Office for Davidson County, Tennessee, and further being part of the same property conveyed by Quitclaim Deed from Highland Group Limited, L. P. To T&E Land Development, LLC, of record in Book 10871, page 235, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 229 Highland Villa Circle, Nashville, Tennessee 37211.

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 covenants with the said "GRANTEE" that it is lawfully seized 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; and, "GRANTOR", does further covenant and bind itsself, its successors and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 my hand this the 3rd day of April, 1998.

T & E Land Development Compant, LLC

By: J.D. Eatherly

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **J.D. Eatherly**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of April, 1998.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual value or consideration, whichever is greater, for this transfer is $169,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of April, 1998.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, J. D. Eatherly, as Managing Member of the within named T & E Land Development, L.L.C., a Tennessee limited liability company, the bargainor herein with whom I am personally acquainted, and who acknowledged that as such Managing Member, he executed the within instrument for the purpose therein contained by signing as the managing member of and on behalf of the within named company.

Witness my hand and official seal this 3rd day of April 1998.

Notary Public

My Commission Expires: 3/24/01

04234 12
IDENTIFICATION REFERENCE
98 APR -8 PM 2:07
REGISTER'S OFFICE
DAVIDSON CO., TN.

7768 04/08/98 0101 03CHECK 634.30

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10879 PG 284

| | | |
|---|---|---|
| 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 169000.00
CON TX 625.30
PRFEE 1.00
WDEED 8.00
TOTAL 634.30
CHECK 634.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/08/98 01 14:08:5001 7768

0423412
IDENTIF. & REFERENCE

98 APR -8 PM 2:08

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1277996