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PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (cmw) Title No: 39858
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Randall S. Faber<br>Nancy T. Faber<br>4428 East Brookfield Avenue<br>Nashville, TN 37205 | First Union Mortgage Corporation<br>P.O. Box 96001<br>Charlotte, NC 28296-0001 |

**TAX MAP-PARCEL NUMBERS: 130-13-48 BM 09405**

98 MAY -1 PM 2:00
ELIA[illegible]
DAVIDSON COUNTY REGISTER
COUNTY, TN.

IDENTIF. & REFERENCE 0432958

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 551000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rose B. Eskind, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randall S. Faber and spouse, Nancy T. Faber,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 26 on the Revised Plan of B.E. Woodard's Warner Park Subdivision of record in Plat Book 1130, page 87, said Register's Office.

SAID Lot No. 26 fronts 150 feet on the easterly margin of East Brookfield Drive and extends back 284.2 feet on the northerly line and 306.5 feet on the southerly line to a dead line in the rear, measuring 195 feet thereon.

BEING the same property conveyed to Robert M. Eskind and wife, Sonia K. Eskind by deed from Hannah Z. Goldstein, widow, of record in Book 2926, page 624, said Register's Office. By deed of record in Book 3067, page 9, said Register's Office, the said Sonia K. Eskind conveyed her interest in subject property to Robert M. Eskind. By Quitclaim Deed of record in Book 8137, page 540, said Register's Office, the said Robert M. Eskind conveyed his interest in subject property to Rose B. Eskind.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 87, said Register's Office, which Plan shows a 100 foot minimum building setback line from East Brookfield Avenue and 10 foot easement for public utility purposes along the rear line(s); Mortgage Loan Inspection by John Kohl & Co., P.C., dated March 16, 1998, discloses that tennis court encroaches onto the 10 foot utility easement.

**This is improved property, known as:** 4428 East Brookfield 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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 30th day of April, 1998.

Rose B. Eskind

**Rose B. Eskind**

**State of Tennessee**
**County of Davidson**

On this 30th day of April, 1998, before me the undersigned authority, personally appeared **Rose B. Eskind**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

2036 05/04 0101 03CHECK 2047-70

**State of Tennessee**
**County of Davidson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 551000.00

Affiant

Sworn and subscribed before me on the 30th day of April, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

**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 551000.00
CON TX 2038.70
PRFEE 1.00
WDEED 8.00
TOTAL 2047.70
CHECK 2047.70

05/04/98 01 14:03 0001 2036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0432958 IDENTIFICATION REFERENCE

98 MAY -4 PM 2:00

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1288109