Box 44

10924 968

BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **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 $700,000.00. Janice Collins **Affiant** Subscribed and sworn to before me, this 1st day of May, 1998. June E. Atkinson Notary Public My Commission Expires 5-28-2000 JUNE E. ATKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Earl W. Wendell and wife, Janice W. Wendell, 607 Green Park, Nashville, TN 37215

Send Tax Bills To: SAME

Map/Parcel Number: 117-13-B-069.00CO

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANK M. WARREN, JR., AND WIFE, DIANE T. WARREN,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **EARL W. WENDELL AND WIFE, JANICE W. WENDELL,** hereinafter called the Grantees, their 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. 607 on the Plan of Resubdivision of Lots 605, 606, 607, 608 and 609, Abbottsford, of record in Book 6200, page 315, 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 Frank M. Warren, Jr. and wife, Diane T. Warren by deed from Michael Fox Construction Co., Inc., of record in Book 7602, page 243, 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 Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 6537, page 303, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictive Covenants and Reciprocal Easements, all as contained in instrument of record in Book 6478, page 177, as amended in Book 6530, page 242, Register's Office for Davidson County, Tennessee.

4. Easement for water line of record in Book 1037, page 572, and Book 1286, page 690, Register's Office for Davidson County, Tennessee.

5. Easement for Storm Water Detention Agreement of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee

6. Matters shown on the Plan of record in Book 6200, page 315, Register's Office for said County.

This is improved property known as 607 Green Park, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 21st day of April, 1998.

Frank M. Warren, Jr.

Diane T. Warren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK M. WARREN, JR.**, 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 21st day of April, 1998.

Notary Public

My Commission Expires: 4/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DIANE T. WARREN**, 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 24th day of April, 1998.

Notary Public

My Commission Expires: 4/27/99

0436048

93 MAY 11 AM 10:02

5311 05/11 0101 03CHECK 2603.0

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ pg# 10924-971

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 700000.00
CON TX 2590.00
PRFEE 1.00
WDEED 12.00
TOTAL 2603.00
CHECK 2603.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5311

0436048

IDENTIFICATION REFERENCE

98 MAY 11 AM 10:02

No. 1291340