BOOK 10954 PAGE 202

98 JUN -1 PM 1:54

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

04404081

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: (sk) Title No: 39939
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Dwight D. McEuen<br>Reyne J. McEuen<br>4628 Sandy Creek<br>Nashville, TN 37221 | Suntrust Bank, Nashville, N.A.<br>P.O. Box 305110<br>Nashville, TN 37230-5110 |

**TAX MAP-PARCEL NUMBERS: 155-15-A-46**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 179,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Warren R. Klemm and spouse, Karen J. Klemm,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dwight D. McEuen and spouse, Reyne J. McEuen,** 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. 46 on the Plan of Stonemeade, Section III of record in Plat Book 7900, page 478, said Register's Office.

SAID Lot No. 46 fronts 56.00 feet on the easterly margin of Sandy Creek Road and extends back 109.96 feet on the northerly line and 98.88 feet on the southerly line to a dead line in the rear, measuring 155.69 feet thereon.

BEING the same property conveyed to Warren R. Klemm and spouse, Karen J. Klemm, by deed from Centex Real Estate Corporation of record in Book 9013, page 750, said Register's Office.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 478, said Register's Office, which Plan shows a 20 foot minimum building setback line from Sandy Creek Road together with a designated building site and 15 foot easement for public utility and drainage purposes along the westerly front line(s) and a 7 foot easement for public utility and drainage purposes along the northerly side line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7701, page 290, Book 8349, page 43, Book 8517, page 992 and Book 8810, page 840, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Mortgage Loan Inspection by John Kohl & Co., P.C., dated May 13, 1998, which discloses concrete drive encroaches onto 15 foot public utility and drainage easement.

**This is improved property, known as:** 4628 Sandy Creek, Nashville, TN 37221

**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 29th day of May, 1998.

Warren R. Klemm
**Warren R. Klemm**

Karen J. Klemm
**Karen J. Klemm**

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

On this 29th day of May, 1998, before me the undersigned authority, personally appeared **Warren R. Klemm** and **Karen J. Klemm**, 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.

My Commission Expires: _____ Notary Public

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

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

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 179900.00

Affiant

Sworn and subscribed before me on the 29th day of May, 1998.

My Commission Expires: _____ Notary Public

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

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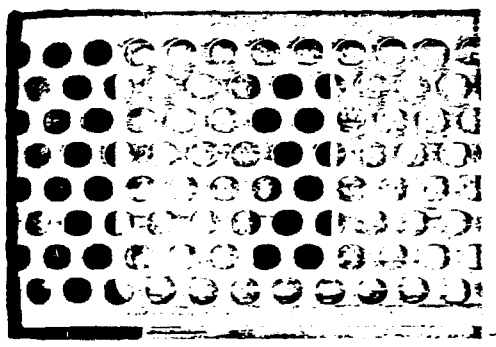
Wldoc: Deed Wty—12/92

## OFFICIAL RECEIPT

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10954 PG 204

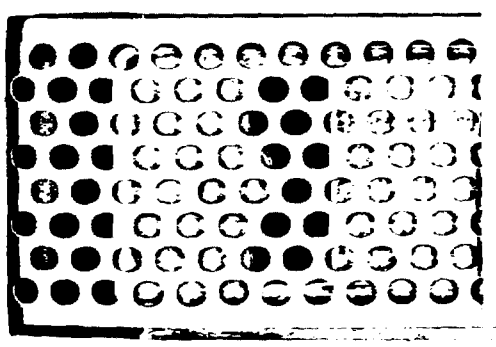
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARR..NTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

CAMT 179900.00
CON TX 665.63
PRFEE 1.00
WDEED 8.00
TOTAL 674.63
CHECK 674.63

06/01/98 01 13:56 0001 3861

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0440081
IDENTIF. & REFERENCE

98 JUN -1 PM 1:54

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1299800