Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1438

WARRANTY DEED

BOOK 10956 PG 470

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James M. Frith,** and wife **Emily M. Frith**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ann W. Hunt,** 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. 17, on the Plan of Esteswood Estates, of record in Book 1835, Page 101, Register's Office for said County.

Said Lot no. 17 fronts 150 feet on the westerly margin of Esteswood Lane and extends back 252.6 feet on the northerly line and 252.3 feet on the southerly line to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to James M. Frith and spouse Emily M. Frith by deed of record in Book 8553, Page 126, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

044659
IDENTIF. & REFERENCE

98 JUN -2 AM 11:07
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

4460 06/02 0101 03CHECK 1424.25

This is improved property, known as: 4311 Esteswood Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 1st day of June, 1998

James M. Frith

Emily M. Frith

State of Tennessee)
County of Davidson)

On this the 1st day of June, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **James M. Frith and Emily Frith**, the bargainor(s), 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.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$382,500.00**.

Affiant

Sworn and subscribed before me on this the 1st day of June, 1998.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:
Ann W. Hunt
4311 Esteswood Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
130-8-10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10956 PG 472

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 382500.00
CON TX 1415.25
PRFEE 1.00
WDEED 8.00
TOTAL 1424.25
CHECK 1424.25

06/02/98 01 11:09 0001 4460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0444659
IDENTIF. & REFERENCE

98 JUN -2 AM 11:07

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1300393