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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 $265,000.00. Ellen B. Rodrigues **Affiant** Subscribed and sworn to before me, this 15th day of June, 1998. Notary Public My Commission Expires: 4-27-99

Address New Owner As Follows:
Ellen B. Rodrigues and
Frances B. Lumbard
240 Ensworth Place
Nashville, TN 37205

Send Tax Bills To:

SAME

Map-Parcel Number:

116-04-0-089.00
7DA 06025

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, **FRANCES HERBERT GREENER,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ELLEN B. RODRIGUES AND FRANCES B. LUMBARD,** 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. 55 on the Plan of Clearview Subdivision, of record in Book 843, page 8, 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 Frances Herbert Greener by deed dated April 6, 1962, from Mrs. Alice Elliott Herbert, unmarried, of record in Book 3376, page 299, Register's Office for Davidson County, Tennessee. (The said Alice Elliott Herbert having since died)

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

It is hereby agreed and understood that Frances Herbert Greener and Frances H. Greener, is one and the same person.

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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 Grantor from liability and loss therefrom.

2. Restrictive covenant contained in deed dated May 5, 1930, of record in Book 785, page 462, Register's Office for Davidson County, Tennessee, stating "no residence shall be erected on said lot nearer than twenty-five feet to Clearview Drive".

3. Matters shown on the Plan of record in Book 843, page 8, Register's Office for said County.

This is improved property known as 709 Clearview Drive, 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 Grantees, their heirs and assigns, forever; and I covenant with the said Grantees that I am 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 myself, my 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 15th day of June, 1998.

Frances Herbert Greener
Frances Herbert Greener

By: Ann W. Harwell, Attorney-in-fact
Ann W. Harwell, Attorney-in-fact

0451486
IDENTIF. ↑ REFERENCE

98 JUN 16 PM 4:14
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1814 06/16 0101 03CHECK 999.50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANN W. HARWELL,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of June, 1998.

GEORGE V. CRAWFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 11/27/99

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	
			- 265000.00	
			CON TX 980.50	
			PRFEE 1.00	
			WDEED 8.00	
			~~TOTAL 1970.00~~	
			~~CHECK 1970.00~~	
06/16/98	01	16:14 0001	1814	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

TOTAL 989.50

VOID

CON TX 980.50

~~TOTAL 980.50~~

~~CHECK 980.50~~

06/16/98 01 16:15 0001 1816

0451486

IDENTIF. # REFERENCE

98 JUN 16 PM 4:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307672