BOOK 10980 PAGE 908

14-A
G 12156-1

WARRANTY DEED

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,200.00

Lisa D. Friedland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 19 98

Kimberly R. Dougher
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LISA D. FRIEDLAND (NAME)	NEW OWNER (NAME)	MAP 091-16
4512 DaKota Avenue (ADDRESS)	(ADDRESS)	PARCEL 124.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	25W-01038

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, STEPHAN R. URBEN, UNMARRIED AND CLAUDIA C. URBEN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LISA D. FRIEDLAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS ~~AND~~ ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 411 of Block 20, on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Stephan R. Urben, by Deed from Property Management Consultants, a Partnership composed of David R. Henley, Horace U. Henley and Ricky G. Lewis, of record in Book 6524, Page 258, Register's Office for Davidson County, Tennessee. The said Stephan R. Urben quitclaimed his interest in the property to Stephan R. Urben and wife, Claudia C. Urben of record in Book 7190, page 224, said Register's Office. The said Stephan R. Urben and Claudia C. Urben having since divorced ~~and~~ the property was vested in them as tenants in common by Final Divorce Decree in Minute Book 279B, page 1319, Fourth Circuit Court for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 4512 Dakota Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 our hand s this 16th day of June 19 98

Stephan R. Urben
STEPHAN R. URBEN

Claudia C. Urben
CLAUDIA C. URBEN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHAN R. URBEN, UNMARRIED AND CLAUDIA C. URBEN, UNMARRIED

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 16th day of June 19 98

Commission expires May 27, 2001

Notary Public

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

045818
IDENTIF. A REFERENCE

98 JUN 17 PM 2:58

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2161 06/17 0101 03CHECK 387.14

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10980 PG 910

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 1022200.00
ERR CO
CAMT 1022200.00-
CAMT 102200.00
CON TX 378.14
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1.00
WDEED 8.00
TOTAL 387.14
CHECK 387.14

06/17/98 01 15:00 0001 2161

0451818
IDENTIF. & REFERENCE
98 JUN 17 PM 2:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1308013