THIS INSTRUMENT PREPARED BY:

JAMES C DALE III
Attorney at Law
221 4th Ave. N., 5th Fl.
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of July, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/26/02

ADDRESS NEW OWNER AS FOLLOWS:
JOHN HAHN, SR., TRUSTEE
JOHN HAHN LIVING TRUST
6556 Cloverbrook Drive
Brentwood, TN 37027

SEND TAX BILLS: SAME

MAP\PARCEL NO.
Map 146-4
Parcel 165

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MARY JULIANNA SHAUB, Successor Trustee, herein Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN HAHN, SR., TRUSTEE of the JOHN HAHN LIVING TRUST, the Grantee herein, his successors and assigns, land in Davidson County, Tennessee, described as follows, to wit:

Land in the 32nd Councilmanic District of Davidson County, Tennessee, and described according to survey dated December 12, 1988, and revised June 17, 1998, of Alan R. Trumbo, TN Registered Land Surveyor No. 1127:

Beginning at an iron rod situated in the westerly margin of Trousdale Drive, said point being the northeast corner of the Susa Partnership property of record in Book 10264, page 57, R.O.D.C., TN;

Thence, leaving said road, North 79018'9" West, a distance of 209.71 feet to an iron rod;

Thence, North 10040'40" East, a distance of 220.57 feet to an iron rod;

Thence, South 79010'49" East, a distance of 209.58 feet to an iron rod situated in the westerly margin of Trousdale Drive;



RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Thence, along said road, South 10°36'53" West, a distance of 120.12 feet to the point of beginning and containing 25,228.55 square feet or 0.58 acres of land more or less.

Being the same property conveyed to JohnM.Brittingham, Trustee, by deed of record in Book 7736, page 373, and re-recorded in Book 7744, page 355, Register's Office for Davidson County, Tennessee. By Appointment of Successor Trustee recorded in Book 7885, page 493, said Register's Office, Mary Julianna Shaub is now Trustee.

This is improved property known as 4813 Trousdale Drive, Nashville, TN 37220.

This conveyance is made subject to:

(1) 1998 taxes, which have been prorated and assumed by Grantee.

(2) Matters shown on the Plan of Record in Plat Book 6250, page 273, Register's Office for Davidson County, Tennessee.

(3) Right-of-way easements of record in Book 3286, pages 449 and 453, said Register's Office.

(4) Cross easement agreement of record in Book 7736, page 361, as re-recorded in Book 7747, page 434, Register's Office of Davidson County.

(5) Rights of tenants in possession as "Tenants Only" under unrecorded leases.

**TO HAVE AND TO HOLD** the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** its hand this 7 day of July, 1998.

Mary Julianna Shaub

**MARY JULIANNA SHAUB**
**SUCCESSOR TRUSTEE**

**"GRANTOR"**



**RECORDERS MEMO**
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BOOK 11015 PAGE 715

**STATE OF NORTH CAROLINA )**
**COUNTY OF** Transylvania **)**

Before me, Rachel Lyday, a notary public of the County and State aforesaid, personally appeared MARY JULIANNA SHAUB, with whom I am personally acquainted and who, upon oath, acknowledged herself to be the Successor Trustee named in the within instrument, and that she, as such Successor Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing her name as Successor Trustee.

**WITNESS** my hand and official seal at Lake Toxaway, North Carolina, this 7 day of July, 1998.

Rachel Lyday
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/2002

0460960

IDENTIF. & REFERENCE

98 JUL 10 AM 10:37

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1937 07/10 0101 03CHECK 1865.00

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**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11015 PAGE 716

| | | |
|---|---|---|
| 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 500000.00
CON TX 1850.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1865.00
CHECK 1865.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/10/98 01 10:37 0001 1937

0460960
IDENTIF. ← REFERENCE

98 JUL 10 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.**1317651