File Box 9B
First Title and
Escrow Company, Inc.
#15690

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: 40117
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David A. Herlitzka Ann E. Herlitzka 3822 Cross Creek Road Nashville, TN 37215	Capital Bank & Trust Company 1820 West End Avenue Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 117-14-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 260,901.00,** 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 Scott Riegle and spouse, Anne Horsley Riegle,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David A. Herlitzka and spouse, Ann E. Herlitzka,** 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. 7 on the Plan of Woodmont Estates, Section 2 of record in Plat Book 1130, Page 99, Register's Office for said County.

SAID Lot No. 7 fronts 100 feet on the southeasterly margin of Cross Creek Road and extends back 237 feet on the northeasterly line and 241 feet on the southwesterly line to a dead line in the rear, measuring 100 feet thereon.

BEING the same property conveyed to Warren Scott Riegle and wife, Anne Horsley Riegle by deed from Vallie G. Fishburn (now Baldwin) and husband, David M. Baldwin of record in Book 8808, Page 169, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 1998 and subsequent years.

This is improved property, known as: 3822 Cross Creek Road, 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 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 22nd day of July, 1998.

Warren Scott Riegle

Anne Horsley Riegle

State of Tennessee
County of Davidson

On this 22nd day of July, 1998, before me the undersigned authority, personally appeared **Warren Scott Riegle** and **Anne Horsley Riegle**, 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: CHRISTY K. LEWIS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/99

Notary Public

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: $ 260901.00

Affiant

Sworn and subscribed before me on the 22nd day of July, 1998.

Notary Public

My Commission Expires: 11-28-98

0466821
IDENTIF. & REFERENCE

98 JUL 27 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8239 07/27 0101 03CHECK 976.33

Wldoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK 11035 PAGE 541

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	260901.00
CON TX	965.33
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	976.33
CHECK	976.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 823

046682 I
IDENTIF. ↑ REFERENCE

98 JUL 27 AM 10:37
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1323873