THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number 42

| ADDRESS NEW OWNERS: | PERSON RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NOS.: |
|---|---|---|
| Adam J. Liff<br>101 Abbottsford Drive<br>Nashville, TN 37215 | New Owner | 117-13-B-128 |

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, paid by ADAM J. LIFF, individually, hereinafter referred to as "Grantee," ANSEL L. DAVIS, TRUSTEE, with full power to sell, convey and encumber without the joinder or disclosure of any beneficiary, hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantee, his successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 101, on the Plan of Abbottsford, as shown on plat of record in Plat Book 6250, pages 418-421, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Ansel L. Davis, Trustee, by deed of record in Book 10152, page 183, Register's Office for Davidson County, Tennessee.

This is improved property known as 101 Abbottsford Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his successors and assigns, forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (i) 1998 taxes, a lien, which are not yet due and payable; (ii) Quitclaim Deed for Common Areas to Abbottsford Homeowner's Association of record in Book 7175, page 761, Register's Office for Davidson County, Tennessee; (iii) covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6478, page 177, Register's Office for Davidson County, Tennessee, and in any allied instrument(s) referred to in said restrictions; (iv) covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6537, page 303, as amended in Book 8106, page 1, Book 8627, page 254, and Book 9381, page 876, Register's Office for Davidson County, Tennessee, and in any allied instrument(s) referred to in said restrictions; (v) Storm Water Detention Agreement of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee; and (vi) Water Line Easement(s) as set forth in instrument recorded in Book 1037, page 572, and Book 1286, page 690, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real

estate to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 1st day of August, 1998.

Ansel L. Davis, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Baird, a Notary Public for the State and County aforesaid, Ansel L. Davis, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 1998.

Notary Public

JOHN M. BAIRD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAR. 23, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $542,500.00.

AFFIANT

Subscribed and sworn to before me this 4th day of August, 1998.

Notary Public

STEVEN L. WEST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:
1/26/02

0471599
IDENTIF. & REFERENCE
98 AUG -5 PM 3:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3263 08/05 0101 03CHECK 2018.25

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

RECEIVED OF _____

FOR _____

BOOK 11054 PAGE 562

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARR..NTY 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 542500.00
CON TX 2007.25
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 2018.25
CHECK 2018.25

08/05/98 01 16:00 0001 3263

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0471599
IDENTIF. & REFERENCE
98 AUG -5 PM 3:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1328854