98-8-38-Q File Box 19B

# WARRANTY DEED

SCOTT D. WEISS 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 $ 183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| SCOTT FRIEDLAND (NAME) | "New Owners" (NAME) | MAP 103-08 |
| 4115 Murphy Road (ADDRESS) | (ADDRESS) | PARCEL 088 |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | F.B.#: 25W-06910 |

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, MAVEN CAPITAL CORPORATION, A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT FRIEDLAND AND WIFE, LISA 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. 1 on the Plan of Giddish Subdivision, First Revision, of record in Book 8250, Page 780, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Maven Capital Corporation, a Tennessee Corporation, by Deed from Pam Foster Rader and Brenda Foster Taylor, as Co-Executrixes under the Will of Matthew Guy Foster, deceased a/k/a M.G. Foster, of record in Book 10974, Page 993, Register's Office 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 4115 Murphy Road, 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 my hand this 25th day of August, 1998

MAVEN CAPITAL CORPORATION, A TENNESSEE CORPORATION
By Lee H. Jensen
LEE H. JENSEN, SECRETARY

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared LEE H. JENSEN and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the SECRETARY and _____ respectively of the MAVEN CAPITAL CORPORATION, the within named bargainor, and corporation, and that he as such SECRETARY 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 LEE H. JENSEN as such SECRETARY, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 25th day of August 1998.

My commission expires July 24, 1999

_____
Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

3407 08/28 0101 03CHECK 688.10

98 AUG 28 PM 1:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0480957



DCTN01WC

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11086 PAGE 687

| | | |
|---|---|---|
| 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 | 183000.00 |
| CON TX | 677.10 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 688.10 |
| CHECK | 688.10 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/28/98 01 1337 0001 3407

0480957

IDENTIF. & REFERENCE

98 AUG 28 PM 1:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1338879