BOOK 11087 PAGE 456 BOX 44

0481224
IDENTIF. # REFERENCE

98 AUG 28 PM 4:0[illegible]
FELIX Z. WILLIAMS REGIST
DAVIDSON COUNTY, TN.

**THIS INSTRUMENT PREPARED BY:**
**George V. Crawford, Jr.**
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $498,500.00.

Affiant

Subscribed and sworn to before me, this 28th day of August, 1998.

Notary Public

My Commission Expires: 4/27/99

NOTARY PUBLIC

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Allan R. Landon and wife,<br>Susan T. Landon<br>615 Green Park<br>Nashville, TN 37215 | SAME | 117-13 B 063.00CO<br>7DA 91415 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGUERITA C. DAVIS, NOW RIGGALL AND HUSBAND, GEORGE RIGGALL,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ALLAN R. LANDON AND WIFE, SUSAN T. LANDON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 614 on the Plan of Abbottsford, of record in Book 6250, pages 419-421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marguerita C. Davis by deed from John W. Barton Company of record in Book 7619, page 776, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Restrictive Covenants and Reciprocal Easements dated January 21, 1985, of record in Book 6478, page 177, as amended by instrument of record in Book 6530, page 242, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in instrument of record in Book 6537, page 303, as amended in Book 6576, page 509, and further amended in Book 6758, page 302; Book 6591, page 347 and 352; further amended in Book 6601, page 966; Book 6607, page 519, 524, and 529; amended further at Book 6592, page 400; Book 6619, pages 931, 936, 941 and 946; Book 6628, page 721; Book 6638, pages 3551, 356, 361, 366, 371 and 376; Book 6653, pages 113, 118, 124, 129 and 134; Book 6680, page 496; Book 6711, page 360; Book 6728, pages 332 and 337; Book 6735,, pages 853, 858, 863 and 868; Book 6749, page 189; Book 6755, page 269 and 274; Book 6771, page 683, 388 and 693; Book 6787, page 197 and Book 6849, pages 128 and 133, Register's Office for Davidson County, Tennessee.

4. Water Line Easements of record in Book 1286, page 690, and of record in Book 1037, page 572, Register's Office for said County.

5. The Plan of Phase One of Abbottsford, a planned unit developmenet, of record in Book 6250, pages 419, 420 and 421, Register's Office for said County, shows an owner's certificate, dedication of common areas and various easements as noted thereon, as amended in Book 6800, page 164, Register's Office for Davidson County, Tennessee.

6. A Subdivision Plat of the Frank R. Leu Property of record in Book 6250, page 418, Register's Office for said County.

7. Storm Water Detention Agreement of record in Book 6555, page 328, said Register's Office.

This is improved property known as 614 Green Park, 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 Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 28th day of August, 1998.

Marguerita C. Davis Riggall

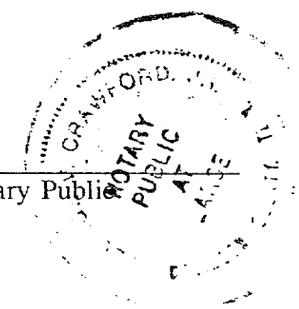
Marguerita C. Davis Riggall

George Riggall

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGUERITA C. DAVIS RIGGAL,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 28th day of August, 1998.



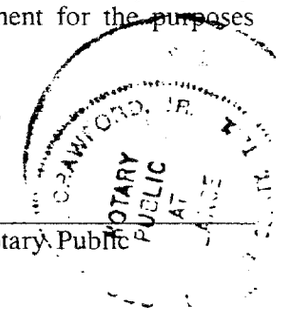
Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE RIGGALL,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

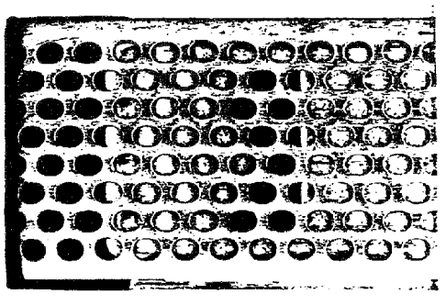
**WITNESS** my hand, at office, this 28th day of August, 1998.



Notary Public

My Commission Expires: 11/27/99

3698 08/28 0101 03CHECK 1859.45



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

RECEIVED OF _____

FOR _____

BOOK 11087 PAGE 459

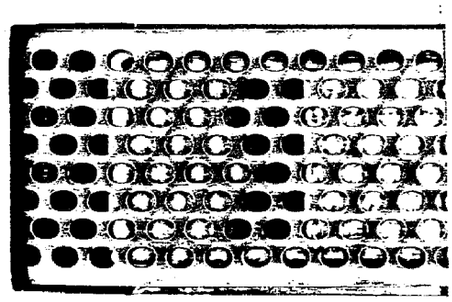
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 498500.00
CON TX 1844.45
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1859.45
CHECK 1859.45

08/28/98 01 16:06 0001 3698

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0481224
IDENTIF. & REFERENCE

98 AUG 28 PM 4:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1339168