PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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E-mail: wilkins.ivey@worldnet.att.net

BOOK 11088 PAGE 835

W & I Ref: (as) Title No: 40218
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Ernst Mensel 4400 Belmont Park Terrace #241 Nashville, Tennessee 37215	Owner

TAX MAP-PARCEL NUMBERS: 131-07-B-241

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 243,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John T. Olive and spouse, Dianne S. Olive,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Ernst Mensel,** 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. 241 on the Plan of Arden Place, Section Ten of record in Plat Book 5210, Page 218, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to John T. Olive and wife, Dianne S. Olive by deed from Martha C. Buster and husband, David L. Buster of record in Book 6831, Page 683, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5210, Page 218, said Register's Office, which Plan shows minium building setback lines and easements and to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 4628, Page 473, Book 4754, Page 455, Book 4819, Page 564, Book 4916, Page 277, Book 5019, Page 942, Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 384, Book 5231, Page 375, Book 5351, Page 592, Book 5514, Page 636, Book 4954, Page 455, Book 4819, Page 564, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4400 Belmont Park Terrace #241, Nashville, Tennessee 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 27th day of August, 1998.

John T. Olive — Dianne S. Olive

John T. Olive **Dianne S. Olive**

State of Tennessee
County of Davidson

On this 27th day of August, 1998, before me the undersigned authority, personally appeared **John T. Olive** and **Dianne S. Olive**, 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: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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: $ 243,500.00

David E. Mensel
Affiant

Sworn and subscribed before me on the 27th day of August, 1998.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

98 AUG 31 PM 1:48
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

4065 08/31 0101 03CHECK 911.95

0481576
IDENTIF. & REFERENCE

Wldoc Deed Wty—12/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11088 PAGE 837

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	243500.00
			CON TX	900.95
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	911.95
			CHECK	911.95
08/31/98	01		13:49 0001	4065

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0481576

IDENTIF. ↑ REFERENCE

98 AUG 31 PM 1:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1339523