0488909

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 40257
Dav. Co. File: Box 8

98 SEP 17 PM 12:35

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 11116 PAGE 269

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John T. Chaudoin Legina F. Chaudoin 858 Beech Bend Drive Nashville, TN 37221	NationsBanc Mortgage Corporation P.O. Box 35140 Louisville, KY 40232

TAX MAP-PARCEL NUMBERS: 156-02-132

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 124,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frederic W. Bard and spouse, Alice Ann Bard,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John T. Chaudoin and spouse, Legina F. Chaudoin,** 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. 632 on the Plan of Harpeth Woods Section of Harpeth Valley Park of record in Plat Book 4860, Page 111, amended in Book 5051, Page 89, 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 Frederic W. Bard, unmarried by deed from Vastle Medlin and wife, Wanda Jean Medlin of record in Book 7154, Page 515, Register's Office for said County. By Quitclaim Deed of record in Book 8091, page 358, said Register's Office, tenancy by the entirety was created in Frederic W. Bard and wife, Alice Ann Bard.

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 4860, Page 111, amended in Book 5051, Page 89, said Register's Office, which Plan shows a 30 foot minimum building setback line from Beech Bend Drive and 50 foot Scenic River Easement along the rear portion line(s) of said lot. Easement for flow of the Harpeth River along the rear of said lot.; Restrictive covenants of record in Book 5051, Page 92, Book 5197, Page 123, Book 5228, Page 718, said Register's Office. Mortgage Loan Inspection by John Kohl & Co., P.C., dated August 20, 1998, which discloses that the neighbor's concrete drive and shed encroach onto said property.; The Mortgage Loan Inspection by John Kohl & Co., P.C., dated August 20, 1998, discloses that subject property is located in an area designated as "Special Flood Hazard" on the latest national flood insurance program maps available to the surveyor as of said date.

This is improved property, known as: 858 Beech Bend Drive, Nashville, TN 37221

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 4th day of September, 1998.

Frederic W Bard
Frederic W. Bard

Alice Ann Bard
Alice Ann Bard

State of [redacted] New Hampshire
County of [redacted] Sullivan

On this 4th day of September, 1998, before me the undersigned authority, personally appeared **Frederic W. Bard** and **Alice Ann Bard**, 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: 5/22/2001

Darlene M Downs
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: $ 124900.00

John T. Chandler
Affiant

Sworn and subscribed before me on the 11th day of September, 1998.

Cindy Henderson
Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

1932 09/17 0101 03CHECK 4

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

0.00
0.00
CHECK 12:35 0001 1933

RECEIVED OF _____

FOR _____ 01

BOOK 11116 PAGE 271

CONT 09/17/98

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			MAMT	
				124900.00
			CON TX	462.13
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	473.13
			CHECK	473.13

09/17/98 01 12:34 0001 1932

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0488909
IDENTIFICATION REFERENCE

98 SEP 17 PM 12:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

1933 09/17 0101 03CHECK 0.00
VOID
MAMT
124900.00-
CAMT
124900.00
TOTAL 0.00

CONT

No. 1347306