PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 40305
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Audrey L. Demonbreun Eugene A. Light 608 Dorshire Lane Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 142-16-A-015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 272,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda L. Howell, a married woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Audrey L. Demonbreun and Eugene A. Light, as joint tennants with rights of survivorship,** 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. 15 on the Plan of Devon Park, Phase One, of record in Book 5200, Pages 670, 671, and 672, Register's Office for said County.

SAID Lot No. 15, which is a corner lot, fronts 60.88 feet on the westerly margin of Burleigh Court (private) and fronts 95.14 feet on the northerly margin of Dorshire Lane (private), said frontages being joined by a curve having a length of 47.12 feet, and extends back 142.43 feet on the northerly line and 70.41 feet on the westerly line to a point of intersection.

BEING the same property conveyed to James R. Everett, Jr., and Linda L. Howell, as joint tenants with right of survivorship by deed from S & L Associates, a partnership composed of Stephen O. Hewlett and C. Leroy Norton, Jr., of record in Book 6565, Page 192, Register's Office for said County. By Quitclaim Deed of record in Book 6600, Page 692, said Register's Office, a tenancy by the entirety was created in James R. Everett, Jr., and wife, Linda L. Howell Everett. By Quitclaim Deed of record in Book 717, Page 653, said Register's Office, the said James R. Everettt Jr., conveyed a one-fourth (1/4) undivided interest in subject property to Linda L. Howell. By Quitclaim Deed of record in Book 7195, Page 989, said Register's Office, the said James R. Everettt, Jr., conveyed his interest in subject property to Linda L. Howell. The said Linda L. Howell has since been married to Clifford L. Garrard, Jr.. Clifford L. Garrard, Jr. joins in this conveyance strictly to convey any and all marital interest he may have in the above described property.

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 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Pages 670, 671, and 672, said Register's Office, which Plan shows a 15 and 25 foot minimum building setback line from Dorshire Lane (private) and Burleigh Court (private), respectively, a 5 foot and 20 foot minimum building setback line from the northerly and westerly lines, respectively, of said lot, and a draiange easement of undetermined width across the southeasterly portion of said

lot, together with a drainage line lying therein, a 10 foot easement for public utility and drainage purposes along the westerly line(s) of said lot, with an 8 inch sewer line lying therein; The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, Page 7, Book 6541, Page 542, Book 6967, Page 156, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; A Storm Water Detention Agreement of record in Book 6145, Page 252, said Register's Office.

This is improved property, known as: 701 Burleigh Court, 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 18th day of September, 1998.

Linda L. Howell

Clifford L. Garrard, Jr.

State of Tennessee
County of Davidson

On this 18th day of September, 1998, before me the undersigned authority, personally appeared **Linda L. Howell and Clifford L. Garrard, Jr.**, 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 AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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: $ 272,000.00

Affiant

Sworn and subscribed before me on the 18th day of September, 1998.

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

Notary Public

98 SEP 22 AM 10:43
REGISTER
DAVIDSON COUNTY, TN.

04 90504
IDENTIF. & REFERENCE

3622 09/18/98 010103CHECK 1017.40

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11121 PAGE 509

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 272000.00
CON TX 1006.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1017.40
CHECK 1017.40

09/22/98 01 10:42 0001 3622

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0490504
IDENTIF. & REFERENCE

98 SEP 22 AM 10:43

BILL GARRATT REGISTER
DAVIDSON COUNTY, TN.

No. 1348974