BOOK 11144 PAGE 173

| [ADDRESS NEW OWNER: | [SEND TAX BILLS TO: | [MAP-PARCEL NOS. |
|---|---|---|
| [Fred L. Scrutchfield and | [New Owners | [ |
| [wife, Dale D. Scrutchfield | [ | [Map 116-12 |
| [537 Armistead Place | [ | [Parcels 537.00 |
| [Nashville, TN 37215 | [ | [ |

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205 98-09-8053

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Susan Schaeffer, a single person, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Fred L. Scrutchfield and wife, Dale D. Scrutchfield (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Unit No. 537 on the Plan of Burlington Condominiums, Phase III, as of record in Book 6250, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Said Unit 537 is conveyed subject to the restrictions and Master Deed applicable to Burlington Condominiums as of record in said Register's Office.**

**Being the same property conveyed to Susan S. Goodin by Quitclaim Deed from Ellis L. Goodin of record in Book 9801, page 468, Register's Office for Davidson County, Tennessee. Susan S. Goodin and Susan Schaeffer are one and the same person.**

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record as followed:

1. Restrictive covenants contained of record in Book 5863, page 746, as amended in Book 6046, page 134, Register's Office for Davidson County, Tennessee;
2. Master Deed contained of record in Book 6011, page 653, as amended in Book 6194, page 440, and in Book 6362, page 405, Register's Office for Davidson County, Tennessee;
3. Charter contained of record in Book 6018, page 349, Register's Office for Davidson County, Tennessee;
4. Water and Sewerage Easement contained of record in Book 5904, page 44, and Book 5904, page 49, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 537 Armistead Place, Nashville, TN 37215.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for [this transfer is $162,000.00.

Fred L. Scrutchfield
Affiant

[Subscribed and sworn to before me this [1st day of October, 1998.

Notary Public

[My Commission Expires: 11-24-2001

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate,

title, and interests thereto belonging to the said Grantee, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 1st day of October, 1998.

Susan Schaeffer

9965 10/06 0101 03CHECK 610.40

**Susan Schaeffer**

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan Schaeffer, a single person**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of October, 1998.**

NOTARY PUBLIC

**My Commission Expires:**_____

0496545
IDENTIFICATION REFERENCE

98 OCT -6 AM 8:50
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 11144 PAGE 175

| | | |
|---|---|---|
| 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 162000.00 | |
| | | | CON TX 599.40 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | CFEE 2.00 | |
| | | | TOTAL 610.40 | |
| | | | CHECK 610.40 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/06/98 01 08:52 0001 9965

98 OCT -6 AM 8:50

JILL GRAMBO, REGISTER
DAVIDSON COUNTY, TN

0496545
IDENTIFICATION REFERENCE

**No.** 1355231