1813

BOOK 11171 PAGE 607

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **October, 1998** between ELIZABETH A. LAUX, UNMARRIED, and LEE GROITZSCH, UNMARRIED, GRANTORs, and MARTHA J. LAIRD, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, ELIZABETH A. LAUX, UNMARRIED, and LEE GROITZSCH, UNMARRIED, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto MARTHA J. LAIRD, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4301 BRUSH HILL ROAD, NASHVILLE, T 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Elizabeth A Laux
ELIZABETH A. LAUX Signature of Seller

Lee Groitzsch
LEE GROITZSCH

8296 10/27 0101 03CHECK 511.15

98 OCT 27 PM 12:22
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0504360
IDENT. REFERENCE

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ELIZABETH A. LAUX, UNMARRIED, and LEE GROITZSCH, UNMARRIED, the within named 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, at office, this **26th** day of October, 1998.

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

MARTHA J. LAIRD, UNMARRIED
4301 Brush Hill Road
Nashville Tn 37216

Property Address:

4301 BRUSH HILL ROAD
NASHVILLE, T 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 061-04-0, PARCEL 096.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$139,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Martha J. Laird
Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **October, 1998.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 of Block 3, of McGaughey's Second Subdivision of Haysboro, as of record in Book 547, page 43, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 1 and 2 fronts 121 feet on the westerly side of Brush Hill Road and run back 190 feet to the easterly margin of Lot No. 1 of the Haysboro Development Company's Haysboro Subdivision as of record in Book 1130, page 46, Register's Office for Davidson County, Tennessee, measuring 148 feet more or less, thereon.

BEING the same property conveyed to ELIZABETH MUNDY, UNMARRIED, AND LEE GROITZSCH, UNMARRIED, by Deed from WILEY W. & VESTEL STRIPLIN JACKSON, of record in Book 9234, page 256, Register's Office for DAVIDSON County, Tennessee. The Said Elizabeth Mundy and Lee Groitzsch since married. They have since divorced.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years not yet due and payable (MAP 061-04-0, PARCEL 096.00, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF $1,435.83).

2. All matters as set forth on the Plan of record in Plat Book 548, page 43, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

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

RECEIVED OF _____

FOR _____

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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
				CAMT 139500.00
				CON TX 516.15
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 531.15
				CHECK 531.15
10/27/98	01			12:24 0001 8296

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0504360
IDENTIFICATION REFERENCE

98 OCT 27 PM 12:23

REGISTER
DAVIDSON COUNTY, TN.

No. 1363477