BOOK 11177 PAGE 858

Boy 36

98 OCT 30 AM 9:5
BILL GARRETT REGIS
DAVIDSON COUNTY, T

0505839

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

WARRANTY DEED

Name and Address of New Owner:
SH Property, LLC
1609 17th Avenue South
Nashville, Tennessee 37212

Send Tax Bills To:
New Owner

Street Address of Subject Property:
630 Royal Oaks Place
Nashville, Tennessee 37205

Map-Parcel No:
130-03-070.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CLAIRE MILLER ROBBINS,** formerly known as CLAIRE MILLER RAGAN, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SH PROPERTY, LLC,** hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of the Resubdivision of Royal Oaks, Section "A", of record in Book 1424, page 55, Register's Office for Davidson County, Tennessee, to which map reference is made for a more complete and accurate description.

Being the same property conveyed to H. Berney Ragan, III and wife, Claire M. Ragan, by Deed from Karen Ann Pitts Rainey of record in Book 6903, page 574, Register's Office for Davidson County, Tennessee. H. Berney Ragan, III and Claire M. Ragan divorced and by Quitclaim Deed of record in Book 9799, page 245, in said Register's Office, Hudson Barney Ragan, III conveyed all his right, title and interest in said property to Claire Miller Ragan. Claire Miller Ragan is now known as Claire Miller Robbins.

The conveyance of the above described parcel of land is subject to the following:

1. 1998 Davidson County and Belle Meade City taxes which have been prorated between the parties.

2. Matters shown on map of record in Book 1424, page 55, Register's Office for Davidson County, Tennessee.

3. ~~Restrictive covenants of record in Book 1493, page 446, in said Register's Office.~~

We omit

4. Easement granted to the City of Belle Meade of record in Book 5786, page 988, said Register's Office.

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, its successors and assigns, forever,

and GRANTOR does covenant with the said GRANTEE that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

KENNETH MICHAEL ROBBINS, the husband of CLAIRE MILLER ROBBINS, joins in this instrument for the purpose of conveying any and all right, title and interest he may have in and to the property by virtue of marriage.

WITNESS our hands this 28th day of October, 1998.

Claire Miller Robbins
CLAIRE MILLER ROBBINS

KENNETH MICHAEL ROBBINS

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

9868 10/30 0101 03CHECK 1047.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CLAIRE MILLER ROBBINS AND HUSBAND, KENNETH MICHAEL ROBBINS,** the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and ~~sworn to~~ before me, this the 28th day of October, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

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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	
				280000.00
			CON TX	1036.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	1047.00
			CHECK	1047.00
10/30/98	01		09:56 0001	9868

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

050839
98 OCT 30 AM 9:55
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1365034