Book 36
Pbw

This Instrument Prepared By:
B. Anthony Saunders
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 244-0020

BOOK 11186 PAGE 517

WARRANTY DEED WITH RESERVATION OF EASEMENTS

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Tandy M. Jarvis **243 Ensworth Place** **Nashville, TN 37215**	**SAME**	**part of** **116-04-0-191**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **BARBARA ANNE MARIE ORBISON** ("Grantor"), an unmarried person, have bargained and sold and do hereby transfer and convey unto **TANDY M. JARVIS** ("Grantee"), her heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described with more particularity in **Exhibit A**, attached and incorporated by reference (the "Property"). This is unimproved property.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging, or in anyway appertaining to the said Grantee, her heirs and assigns, forever.

AND Grantor does hereby covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple; that she has a good right to sell and convey the same; and that the same is unencumbered, except for 1998 real estate taxes which Grantor agrees to pay, and the other matters listed described in Schedule B, Section 2 to the owner's title policy issued by Fidelity National Title Insurance Company (Case No. 15457) to Grantee in connection with this transfer.

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

AND Grantor retains and reserves easements on and across the Property for Grantor's existing fencing thereon (and the right to maintain, remove and/or replace said fence in its existing location, as shown on the plat referred to on the description of the Property), and to

maintain, and/or replace Grantor's existing irrigation system located on the Property. These easements shall run with the land, and be binding on all heirs and assigns of Grantee, and all subsequent purchasers of the Property, as long as Grantor owns Lot 1 on the Resubdivision of Lots 7 and 8, Ensworth, of record in Book 9700, page 720, Register's Office for Davidson County, Tennessee. The easements granted herein shall terminate at such time as Grantor transfers ownership to Lot 1, or the fence and the irrigation systems have been moved back onto said Lot 1.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30 day of October, 1998.

BARBARA ANNE MARIE ORBISON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me, this 30 day of October, 1998.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires JULY 27, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Paula Eden, a Notary Public of this county, **BARBARA ANNE MARIE ORBISON**, an unmarried person, 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 30 day of October, 1998.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires JULY 27, 2002

H:\BAS\Broadway\DEED.ENSWORTH.WPD

A tract of land in the First Civil District of Nashville, Davidson County, Tennessee; being generally located on the west side of Ensworth Place and south of Woodlawn Drive, described as "23,621 Sq. Ft. to be added to Parcel 66" on the Resubdivision of Lots 7 and 8, Ensworth Place, said Resubdivision being of record in Book 9700, page 720, Register's Office for said County. Said tract of land is described more particularly as follows:

Beginning at an iron pin set on the west margin of Ensworth Place, said pin being S 03deg30'24" W 253.89 feet from the northeasterly corner of Lot 1 on the Resubdivision of Lots 7 and 8, Ensworth Place, of record as set forth above (said Lot 1 being owned by Barbara Orbison pursuant to that deed of record in Book 9376, page 123, said Register's Office, although it is incorrectly referred to on the Resubdivision of Lots 7 and 8, Ensworth Place as being owned by Tandy M. Jarvis, et ux. by deed of record in Book 9781, page 777, R.O.D.C., Tn.):

1. With said westerly margin of Ensworth Place S 03deg30'24" W 45.00 feet to an existing iron pin; thence,

2. Leaving said westerly margin of Ensworth Place and within the original boundary line between Orbison and Tandy M. Jarvis of record in book 9781, page 777 R.O.D.C. Tn. N 86deg15'11" W 523.83 feet to an existing iron pipe in the southeasterly corner of the Ensworth School property of record in book 2743, page 620 R.O.D.C. Tn.; thence,

3. With the easterly boundary of Ensworth School N 00deg45'37" E 45.06 feet to an iron pin set; thence,

4. With a new line S 86deg 15'11" E 525.99 feet to the point of beginning.

Containing 23,621 square feet or 0.542 acres more or less.

Being a portion of the same property conveyed to Barbara Orbison of record in book 9376, page 123 R.O.D.C. Tn.

The above described property is subject to all easements, restrictions, setbacks, etc. as shown on the Resubdivision of Lots 7 and 8, Ensworth Place, of record in book 9700, page 720 R.O.D.C. Tn. and any other easements, restrictions, setbacks, etc. an accurate title report may find.

As stated above, this description is based on a Resubdivision of Lots 7 and 8, Ensworth Place. The Resubdivision was prepared by Daniels & Associates, License No. 1489, Foster Avenue, Suite 203, Nashville, Tennessee 37210.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

98 NOV -3 PM 3:55
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0507982
IDENTIF. & REFERENCE

2175 11/03 0101 03CHECK 755.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11186 PAGE 520

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	
				200000.00
			CON TX	740.00
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	755.00
			CHECK	755.00
11/03/98	01	15:55	0001	2175

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 NOV -3 PM 3:55

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN

0507982
IDENTIF. A REFERENCE

No. 1367318