PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (sk) Title No: 39864
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Howard N. Forbes<br>Digna M. Forbes<br>806 Huntington Circle<br>Nashville, TN 37215 | Regions Mortgage, Inc.<br>315 Union Street<br>Nashville, TN 37201 |

**TAX MAP-PARCEL NUMBERS: 131-6-C-12**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 297,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert L. Rosenfeld and spouse, Rebecca L. Rosenfeld,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Howard N. Forbes and spouse, Digna M. Forbes,** 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. 124 on the Plan of Burton Hills Village of Huntington Tract 10 of record in Book 6250, Page 612, Amended in Book 6637, Page 717, Register's Office for said County.

SAID Lot No. 124 fronts 70.54 feet on the broken northerly margin of Huntington Circle and extends back 100.00 feet on the easterly line and 132.46 feet on the westerly line to a dead line in the rear, measuring 60.00 feet thereon.

BEING the same property conveyed to Robert L. Rosenfeld and wife, Rebecca L. Rosenfeld by deed from Scott T. Sohr and wife, Lyn E. Sohr of record in Book 9865, page 620, Register's Office for Davidson County Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, page 612, as amended in Book 6637, page 717, said Register's Office, which plan shows minimum building setback lines and easements and to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, and Book 7046, page 520, as amended in book 7076, page 691, Book 7146, page 188, Book 6644, page 1, Book 6917, page 724, and Book 7046, page 520, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as:** 806 Huntington Circle, Nashville, TN 37215

**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 6th day of November, 1998.

Robert L. Rosenfeld

Rebecca L. Rosenfeld

**State of Tennessee**
**County of Davidson**

On this 6th day of November, 1998, before me the undersigned authority, personally appeared **Robert L. Rosenfeld** and **Rebecca L. Rosenfeld**, 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: $ 297500.00

Affiant

Sworn and subscribed before me on the 6th day of November, 1998.

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

Notary Public

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98 NOV -9 PM 2:32

DAVIDSON COUNTY, TN.

0510

IDENTIFICATION REFERENCE

Wldoc. Deed Wty—12/92

**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 | |
| | | | | 297500.00 |
| | | | CON TX | 1100.75 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 1111.75 |
| | | | CHECK | 1111.75 |

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05I0500
IDENTIFICATION REFERENCE

98 NOV -9 PM 2:32
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1369960

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