mail

Prepared by:
Samuel F. Anderson
Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $135,000.00

Dennis L Witzenburg
Affiant

Subscribed and sworn to before me, this 4th day of December, 1998.

Samuel F Anderson
Notary Public

My commission expires 3/24/01

SAMUEL F. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Dennis L. Witzenburg and wife, Charlotte E. Witzenburg 6642 Brookhost Terrace Nashville, TN 37205	Same	Map Parcel 093-12 015.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, James E. Freeman, Trustee, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Dennis L. Witzenburg and wife, Charlotte E. Witzenburg, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at a railroad spike in the southeast margin of the intersection of Driftwood Street and Nestor Street, running thence North 76 deg. 12 min. east 250.00 feet along the southerly margin of Nestor Street to an iron pin; thence South 7 deg. 00 min west 136.9 feet to an iron pin; thence South 82 deg. 03 min West 241.89 feet to the easterly margin of Driftwood Street; thence with the same North 7 deg. 00 min. East 110.5 feet to the beginning.

Being the same property conveyed to James E. Freeman, Trustee with full power to mortgage, pledge lease or conveyed without the joinder of any beneficiary by deed from Sound Stage Associates, Inc. of record in Book 5807, page 177, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1999 taxes a lien which are not yet due and payable. 2) Right of way easement for Sanitary Sewers or record in Book 9596, page 305; 3) right of way easement for Colonial Pipeline Company of record in Book 3648 page 67; 4) Right of way easement for Tennessee Electric Power Co. of record in Book 1058, page 216.

This property is improved property known as in 300 Driftwood Street, Nashville, Davidson County Tennessee.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 1st day of December, 1998

James E. Freeman, Trustee

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 James E. Freeman, Trustee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 1998.

SAMUEL E. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 3/24/01

0521085
IDENTIF. & REFERENCE

98 DEC -4 PM 3:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

6047 12/04 0101 03CHECK 510.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11238 PAGE 183

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	
				135000.00
			CON TX	499.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	510.50
			CHECK	510.50
		12/04/98	01	15:17 0001 6047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0521085
IDENTIF. ↑ REFERENCE

98 DEC -4 PM 3:16
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1381053