STATE OF TENNESSEE }
COUNTY OF Davidson}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

x Tina J. Cason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 1998.

Susan Hinsley Gatz
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-29-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 LEBANON ROAD, HERMITAGE, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tina J. Cason<br>3259 Lakeford Drive<br>Nashville, Tn, 37214 | Molton, Allen & Williams<br>1000 Urban Center Dr.<br>Suite 500<br>Birmingham, AL 35242 | MAP-108.12<br>PARCEL-90 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BETTY K. BELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TINA J. CASON, SINGLE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

FOR LEGAL DESCRIPTION SEE ATTACHED EXHIBIT-A WHICH IS INCORPORATED HEREIN BY REFERENCE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1) 1998 TAXES AND SUBSEQUENT YEARS.
2) PROPERTY IS SUBJECT TO ALL MATTERS AFFECTING SAID PREMISES AS CONTAINED IN PLAT BOOK 6250, PAGE 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING BUT NOT LIMITED TO A 25' MINIMUM BUILDING SETBACK LINE ALONG THE FRONT, A 10' EASEMENT FOR UTILITIES AND DRAINAGE PURPOSES ALONG THE REAR, A UTILITY ANCHOR EASEMENT OVER THE SOUTHEAST 2 1/2' X 25', AN EASMENT FOR SANITARY SEWERS ACROSS THE REAR AND MIDDLE PORTION, AND AN EASEMENT FOR COMMON DRIVEWAY ACROSS THE REAR PORTION OF SAID LOT.
3) PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 6152, PAGE 427, AND IN BOOK 6250, PAGE 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
4) ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.

This is improved property known as: 3259 Lakeford Drive, Nashville, Tn. 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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(s) this 8th day of December, 1998.

Betty K. Bell
Betty K. Bell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Betty K. Bell, with whom I am personally acquainted, or whose identity was 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 8th day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

AFTER RECORDING, RETURN TO:
STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

**EXHIBIT-A**

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 120-A ON THE PLAN OF ZONE LOT DIVISION LOT 39, 40, 42, 118, 119 AND 120, SECTION FOUR, EAST LAKE SUBDIVISION, OF RECORD IN BOOK 6250, PAGE 97, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 120-A FRONTS 56.74 FEET ON THE WESTERLY MARGIN OF LAKEFORD DRIVE AND EXTENDS BACK 146.33 FEET ON THE BROKEN NORTHERLY LINE AND 142.07 FEET ON THE BROKEN SOUTHERLY LINE T A DEAD LINE IN THE REAR, MEASURING 20.08 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BETTY K. BELL BY DEED FROM GARY LEONARD AND WIFE, SONYA LEONARD DATED MARCH 20, 1992, OF RECORD IN BOOK 8580, PAGE 360, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BB

0525386

IDENTIF. & REFERENCE

98 DEC 15 AM 9:46

REGISTER
DAVIDSON COUNTY, TN.

0679 12/15 0101 03CHECK 272.15

## OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11252 PAGE 756

| | | | | | |
|---|---|---|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

| | |
|---|---|
| CAMT | 69500.00 |
| CON TX | 257.15 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 272.15 |
| CHECK | 272.15 |

12/15/98 01 09:45 0001 0679

0525386
IDENTIF. & REFERENCE

98 DEC 15 AM 9:46

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400141