# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF November, 19 98

Notary Public

My Commission Expires: 11/25/2000
(AFFIX SEAL)

ROBIN R. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

**THIS INSTRUMENT WAS PREPARED BY**

**SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156**

| Address of New Owners As Follows: | Send Tax Bills To: | Map Parcel No. |
|---|---|---|
| Christopher Bernstein and wife, Tracy Bernstein<br>4912 Trousdale Drive<br>Nashville, TN 37220 | U.S. Trust Mortgage, Inc.<br>210 25th Avenue N., Suite 747<br>Nashville, TN 37203 | 146-8-117 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **KENNETH E. REDMOND AND WIFE, LOIS M. REDMOND,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER BERNSTEIN AND WIFE, TRACY BERNSTEIN,** hereinafter called Grantee, their heirs and and assigns, 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. 244 on the Map of Crieve Hall Estates, Section Three, as of record in Book 2133, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kenneth E. Redmond and wife, Lois M. Redmond by deed from Roddy L. Story and wife, Dorothy R. Story, of record in Book 6017, Page 846, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Subject to restrictive covenants of record in Book 2154, page 326, said Register's Office.

Taxes for the year 1999 and subsequent years, a lien, not yet due and payable.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 4912 Trousdale Drive Nashville, TN 37220

0526714
IDENTIF. & REFERENCE

98 DEC 17 PM 3:39
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

2111 12/17 0101 03CHECK 503.10

NS0809

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 person 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 20th day of November, 1998.

Kenneth E. Redmond

Lois M. Redmond

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

**On this 20th day of November, 1998, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Kenneth E. Redmond and wife, Lois M. Redmond, who, being by me duly sworn, acknowledged said instrument to be his/her/their free act and deed.**

**WITNESS my hand and notarial seal this 20th day of November, 1998.**

**NOTARY PUBLIC**

HENRY E. EAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

**My Commission expires:** 8-5-02

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11257 PAGE 803

| | | |
|---|---|---|
| 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 |

| | |
|---|---|
| | 133000.00 |
| CON TX | 492.10 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 503.10 |
| CHECK | 503.10 |

12/17/98 01 15:39 0001 2111

05267114
IDENTIF. # REFERENCE

98 DEC 17 PM 3:39
REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1401561