BOX 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $212,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of February, 1999.

Notary Public

My Commission Expires: 11/27/99

Address New Owner As Follows:
Gordan A. Moreau
2532 Devon Valley Drive
Nashville, TN 37221

Send Tax Bills To:
SAME

Map-Parcel Number:
116-2-B-023.00CO
8DZ 78356

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEXANDRA VON HOFFMANN**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GORDON A. MOREAU**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 28 on the Final Plat of Hill Place, of record in Book 7900, page 913 and pages 923-932 (at page 930), and revised in Book 9700, page 190, Register's Office for said County, as amended by Surveyor's Certification of Correction of record in Book 9854, page 235 and Book 10058, page 112, Register's Office for Davidson county, Tennessee, to which plat amendments reference is hereby made for complete details of description.

Being the same property conveyed to Alexandra von Hoffmann, by deed from H. G. Hill Realty Company, of record in Book 9876, page 257, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

109270.1

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 9645, page 85, as amended in Book 9658, page 19; Book 10872, page 520, Register's Office for Davidson County, Tennessee, and By-Laws at Book 9645, page 111, Register's Office for Davidson County, Tennessee.

3. Easement granted to Metropolitan Government of record in Book 10693, page 696 and Book 10693, page 700, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Book 7900, page 913 and pages 923-932 (at page 930), Register's Office for said County, as amended in Book 9700, page 190, Register's Office for Davidson County, Tennessee, and by Surveyor's Certificate of Correction of record in Book 9854, page 235 and Book 10058, page 112, Register's Office for said County.

5. Rights of others in and to the common elements.

This is unimproved property known as 5030 Hill Place Drive, Nashville, TN 37205.

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, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 19th day of February, 1999.

Alexandra von Hoffmann

99 FEB 23 PM 3:49

05521 86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEXANDRA VON HOFFMANN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of February, 1999.

Notary Public

My Commission Expires: 1/27/99

MORTGAGE TAX 795.40

109270.1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

052186

IDENTIFICATION

99FEB 23 PM 3:49

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

BOOK 11352 PG. 103

CAMT	212000.00
CON TX	784.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	795.40
CHECK	795.40

02/23/99 01 15:47 0001 9232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428447