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 $163,500.00.

Affiant

Subscribed and sworn to before me, this 25th day of February, 1999.

Notary Public

My Commission Expires: 11/27/99

Address New Owner As Follows:
Karin Anderson-Barrett
947 Glendale Lane
Nashville, TN 37204

Send Tax Bills To:
Nashville Bank of Commerce
221 Fourth Avenue North
Nashville, TN 37219

Map-Parcel Number:
Map 132-09-0-027
16DA 17036

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY D. BUCHWEITZ AND WIFE, ELIZABETH S. BUCHWEITZ**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **KARIN ANDERSON-BARRETT**, hereinafter called the Grantee, heir heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly part of Lot 34-A on Plat of Oak Hill Subdivision No. 1, of record in Book 547, page 49, Register's Office for said County, described as follows:

Beginning on the southerly margin of Glendale Lane, at the common corner of Lots 33-B and 34-A; thence with the line between said two lots, southerly 258 feet to the northerly line of the property owned by L.R. Barnes; thence with Barnes north line, eastwardly 100 feet to the easterly line of Lot 34-a; thence with said line, northwardly 252 feet to the southerly margin of Glendale Lane; thence with the southerly margin of said Lane, westwardly 100 feet to the point of the beginning.

Being the same property to conveyed to Jeffrey D. Buchweitz and wife, Elizabeth S. Buchweitz by deed from Robert D. Smith and Mildred Tenpenny, as devisees under the will of Hettie Garner Smith of record in Book 9824, page 380, 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.

109581.1

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 Grantors from liability and loss therefrom.

2. A 20 foot easement for sanitary sewers and/or storm drainage across/along the southerly line of said lot, granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4246, page 192, Register's Office for Davidson County, Tennessee.

3. A License Agreement for shed, fence and air conditioner encroaching onto subject property between Hettie G. Smith and Russell T. Wings, Jr., and wife, Deborah W. Wings, of record in Book 7516, page 62, Register's Office for said County.

This is improved property known as 947 Glendale Lane, Nashville, TN 37204.

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

WITNESS my hand this 25th day of February, 1999.

Jeffrey D. Buchweitz
Jeffrey D. Buchweitz

By: Elizabeth S. Buchweitz Attorney-in-fact
Elizabeth S. Buchweitz, Attorney-in-fact

Elizabeth S. Buchweitz
Elizabeth S. Buchweitz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH S. BUCHWEITZ,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of February, 1999.

Notary Public

My Commission Expires: 11/27/99

109581.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH S. BUCHWEITZ**, 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 25th day of February, 1999.

Notary Public

My Commission Expires: 11/27/99

055393973
ILEGIBLE A REFERENCE
99FEB 26 PM 3:54
REGISTER
COUNTY, TN.
1135 02/26 0101 CASHIER 419.55

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11358 PG. 815

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

CAHT

0553973

IDENTIF. & REFERENCE

99 FEB 26 PM 3:54

REGISTER
DAVIDSON COUNTY, TN.

163500.00
CON TX 604.95
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 619.95
CHECK 619.95

02/26/99 01 15:52 0001 1119

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430317