0554386

REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

01 JAN -1 PM 1:49

W & I Ref: (sk) Title No: 40546
Dav. Co. File: Box 8

BOOK 11360 PG. 218

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elizabeth Runyon-Hass 713 Westview Avenue Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 130-07-141

WARRANTY DEED

1552 03/03 0101 03CHECK 4636-00

FOR AND IN CONSIDERATION of the sum of **$ 1,250,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carolyn H. Anderson, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Runyon-Hass,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of a Resubdivision of Parcel "B" of the Maclin P. Davis Resubdivision of Part of the Royal Oaks Land Co.'s Subdivision of the Baker Tract, of record in Book 4860, page 20, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 213.7 feet on the westerly margin of Westview Avenue and extends back 399.3 feet on the southerly line and 395.0 feet on the northerly line to a dead line in the rear, measuring 158.5 feet thereon.

BEING the same property conveyed to Carolyn H. Anderson by deed from Ervin M. Entrekin and Walter G. Knestrick, Co-Trustees with full power of record in Book 7316, page 525, Register's Office for Davidson County, Tennessee.

James E. Anderson joins in this conveyance strictly to release any and all marital interest he may have in the above described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999 and subsequent years: The Plan, with Owner's Certificate, of record in Plat Book 4860, Page 20, said Register's Office, which Plan shows a 160 foot minimum building setback line from Westview Avenue. Said plan also locates a temporary easement for effluent line to disposal field area for Lot No. 2, an approved disposal field area for Lot No. 1, a temporary easement for alternate disposal field for Lot No. 2, and minimum setback lines between said disposal fields and from Westview Avenue and adjoining lots but provides that said temporary easements are to be abandoned when a system of public sewers is installed and made available to the subdivision. Easement for Sanitary Sewer to the City of Belle Meade of record in Book 5787, page 402, said Register's Office.

This is improved property, known as: 713 Westview Avenue, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of February, 1999.

Carolyn H. Anderson — **Carolyn H. Anderson**

James E. Anderson — **James E. Anderson**

State of Tennessee
County of Davidson

On this 25th day of February, 1999, before me the undersigned authority, personally appeared **Carolyn H. Anderson and James E. Anderson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,250,000.00

Affiant

Sworn and subscribed before me on the 25th day of February, 1999.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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

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INSTRUMENT # REFERENCE

99 MAR -1 PM 1:49

REGISTER
DAVIDSON CO. TN.

CAMT	1250000.00
CON TX	4625.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	4636.00
CHECK	4636.00

03/01/99 01 13:47 0001 1552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430744