BOX 44

**THIS INSTRUMENT PREPARED BY:**
**George V. Crawford**
**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 $285,000.00.

Charlotte O Brock
**Affiant**

Subscribed and sworn to before me, this 1st day of March, 1999.

Notary Public

My Commission Expires: 11/27/99

Address New Owner As Follows:
Charlotte O. Brock
108 Pembroke Avenue
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
130-02-067
7DZ 29705

99 MAR -4 PM 2:18
FILED FOR REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0556569

**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, **IVOR H. FREDRICKSON AND WIFE, SUSAN FREDRICKSON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CHARLOTTE O. BROCK**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 96 and the southerly 15 feet of Lot No. 95 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 and part of Lot No. 95 adjoin and fronts together 75 feet on the easterly margin of Pembroke Avenue and extends back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Ivor H. Fredrickson and wife, Susan Fredrickson by deed from e. Mason Rudolph II and wife, Kelly C. Rudolph, of record in Book 8820, page 475, 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.

109957.1

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. Easement for sanitary sewer and/or storm drainage granted to Metropolitan Govement of Nashville & Davidson County, Tennessee, of record in Book 5420, page 852, Register's Office for Davidson County, Tennessee.

This is improved property known as 108 Pembroke 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, her heirs and assigns, forever; and we 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 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 1 day of March, 1999.

Ivor H. Fredrickson

Ivor H. Fredrickson

Susan Fredrickson

By: Ivor H. Fredrickson, Attorney-in-fact

Ivor H. Fredrickson, Attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

**WITNESS** my hand, at office, this 1st day of March, 1999.

Notary Public

My Commission Expires: 4/27/99

109957.1

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **IVOR H. FREDRICKSON,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he 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 1st day of March, 1999.

Notary Public

My Commission Expires: 11/27/99

3794 03/04 0101 03CHECK 1069.50

# 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 |

BOOK **11368** PG. **346**

0556569

IDENTIF. A REFERENCE

99 MAR -4 PM 2:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 285000.00 |
| CON TX | 1054.50 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 1069.50 |
| CHECK | 1069.50 |

03/04/99 01 14:17 0001 3794

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

**No.** 1432969