0569901

IDENTIF. & 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

W & I Ref: (sk) Title No: 40735
Dav. Co. File: Box 8

99 APR -6 PM 1:00

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11417 PG. 102

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Hugh E. Tobin Nina M. Tobin 129 Wentworth Avenue Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 116-16-B-13

7856 04/06 0101 03CHECK 1324.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 355,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harry S. Abell, II and spouse, Carol G. Abell,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hugh E. Tobin and spouse, Nina M. Tobin,** 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. 13 on the Plan of The Iroquois of Nashville, Second Revision, of record in Book 6900, pages 61 & 62, to which plan reference is made for a complete description thereof.

BEING the same property conveyed to Harry S. Abell, II, and wife, Carol G. Abell by deed from Dr. Eddie D. Hamilton and wife, Arnetta D. Hamilton, of record in Book 9510, page 40, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 61 & 62, said Register's Office, which Plan shows and certain minimum building setback lines, easements and notes, to which plan reference is hereby made; The Declaration of Covenants, Conditions and Restrictions of record in Book 6657, page 683, Book 6684, page 243, as amended in Book 6820, page 732, and further amended in Book 7523, page 828, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars;Subject to Storm Water Detention Agreement of record in Book 6400, page 650, said Register's Office.

This is improved property, known as: 129 Wentworth Avenue, Nashville, TN 37215

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.

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 5th day of April, 1999.

Harry S. Abell, II

Carol G. Abell

State of Tennessee
County of Davidson

On this 5th day of April, 1999, before me the undersigned authority, personally appeared **Harry S. Abell, II** and **Carol G. Abell**, 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 — CHRISTY WILKINS IVEY — DAVIDSON COUNTY, TENN. — My Commission Expires 9/1° 2°

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: $ 355,000.00

Affiant

Sworn and subscribed before me on the 5th day of April, 1999.

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

Notary Public

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 11417 PG. 104

0569901

IDENTIF. & REFERENCE

99 APR -6 PM 1:00

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	355000.00
CON TX	1313.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1324.50
CHECK	1324.50

04/06/99 01 13:02 0001 7856

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446877