BOOK 11428 PG 327

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS
$10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 1995

Notary Public

MY COMMISSION EXPIRES: 1-20-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Daryl M. Adler and Nelson W. Holt	Same	44-5-116
1221 Dalemere Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Affiliated Building Services, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daryl M. Adler and Nelson W. Holt

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 72 on the plan of Rayon City of record in Book 843, page 13, Register's Office for Davidson County, Tennessee.

Grantor reserves on easement onto the property herein conveyed, for a period of six months, for the water line service, and access thereto for the purpose of repair and maintenance, now serving property located at 303 Ensley Avenue, Nashville, TN..

Being the same property conveyed to Affiliated Building Services, Inc., by deed from William Russell and wife, Rebecca C. Russell, by William S. Russell, Attorney in Fact, dated January 22, 1998, recorded August 28, 1998, re-recorded in Book 11086, page 585, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 11076, page 98, in the Register's Office for said County.

Said property subject to restrictive covenants of record in Book 996, page 324, the plan of record in Book 843, page 13, and easements of record in Book 2100, page 608, and Book 6036, page 151, all in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED (x) UNIMPROVED ( ) PROPERTY KNOWN AS:

301	Ensley	Avenue	Old Hickory, Tennessee, 37138	
(HOUSE NUMBER)	(STREET)	(CITY)	(STATE)	(ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness _____ hand(s) this the 29th day of March, 1995.

Affiliated Building Services, Inc.,
by D L Carden, Pres.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, _____, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this the _____ day of _____, 19____.

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patricia Spicer Carden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged ~~she~~ to be President (or other officer authorized to execute this instrument) of the Affiliated Building Services, Inc., the within named bargainor, a corporation, and that she as such President, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by her as President.

WITNESS my hand and seal, at office in Nashville, this the 24 day of March, 1999.

Karen Smyth
NOTARY PUBLIC

My Commission Expires: 1-20-02

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0573080

RECEIVED FOR REFERENCE

99 MAR 12 PM 2:27

REGISTER
DAVIDSON COUNTY, TN.

1297 04/12 0101 03CHECK 48.00

Please return by mail
Service Title & Escrow

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 11428 PG. 329

0573080

INSTRUMENT REFERENCE

96 APR 12 PM 2:27

REGISTER'S OFFICE
DAVIDSON COUNTY

CAMT	10000.00
CON TX	37.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	48.00
CHECK	48.00

04/12/96 01 14:29 0001 1297

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1450285