FILE BOX 9-B
FIRST TITLE & ESCROW CO. INC.
#16349

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr. Atty.
2000 Richard Jones Road, #
Nashville, Tennessee 37215

BOOK 11459 PG. 62

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT J. SINGER (NAME)	FIRST NATIONAL BANK OF OMAHA (NAME)	MAP 116-10
124 Clarendon Avenue (STREET ADDRESS OR ROUTE NUMBER)	1620 Dodge Street (STREET ADDRESS)	Parcel 6
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Omaha, Nebraska 68102-1596 (CITY) (STATE) (ZIP)	FB# BM6110

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, GERALD G. WOODRUFF, III AND WIFE, MARGARET B. WOODRUFF

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT J. SINGER AND WIFE, ELIZABETH A. SINGER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 7 and part of Lot No. 8 on the plan of Deerfield, of record in Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee, more particulrly described as follows:

Beginning at a point at an iron pin on the westerly margin of Clarendon Avenue, at the common corner of Lots Nos. 1 and 7; thence, in a southerly direction along the westerly margin of said Avenue, 102.5 feet to an iron pin set at the beginning of a curve; thence around said curve, continuing with the margin of said Avenue, in a southwesterly direction, 151 feet to another iron pin in the northerly margin of said Avenue; tnence, along the north margin of said Avenue, westerly 46.35 feet to the southeast corner of a part of said Lot No. 8 conveyed to Charles Runcie Clements, Jr. and wife, by deed of record in Book 1081, page 158, Register's Office for Davidson County, Tennessee; thence, in a northerly direction along the easterly line of said Clements property 203 feet, more or less, to the dividing line between Lots Nos. 8 and 2, which point is 13 feet westerly from the common corner of Lots Nos. 7 and 8; thence easterly along the dividing line between Lots Nos. 2 and 8 and Lots Nos. 1 and 7, 127.9 feet to the point of beginning.

Being the same property conveyed to Gerald G. Woodruff, III and spouse, Margaret B. Woodruff by deed from Louis C. Williams, and wife Terri G. Williams, of record in Book 9684, page 17, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the buyer; (2) Restrictions of record in Book 736, page 73 and in Book 881, page 358; (3) All matters appearing on the Plan of record in Plat Book 9684, page 17, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 124 Clarendon Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of April, 19 99

GERALD G. WOODRUFF, III

Margaret B. Woodruff
MARGARET B. WOODRUFF

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11459 PG 63

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

GERALD G. WOODRUFF, III AND WIFE, MARGARET B. WOODRUFF

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of April, 19 99

My commission expires _____ Notary Public _____

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

05817742

RECORDING REFERENCE

99 MAY -3 PM 2:37

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 99

MY COMMISSION EXPIRES: _____ Notary Public

(AFFIX SEAL)

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

GERALD G. WOODRUFF, III AND WIFE, MARGARET B. WOODRUFF

TO

ROBERT J. SINGER AND WIFE, ELIZABETH A. SINGER

05-4512-50 RECORDED TOTO 60750 4750

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11459 PG. 64

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

0581742

IDENTIFICATION/REFERENCE

99 MAY -3 PM 2:37

[illegible]

CHMT
1355000.00
CO. TX 4902.50
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 4913.50
CHECK 4913.50
[illegible] 14140 0001 0524

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455218