99-5-35-Q FILE BOX 19B

NAME AND ADDRESS OF NEW OWNER:
Carl Herngosell
7213 Wexford Point
Nashville, TN 37221

THIS INSTRUMENT PREPARED BY:
Bragg, Mansfield & Stegall
Attorneys at Law
110 S. Maple Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Same as above

MAP & PARCEL:
Field Book 09D 79697
Map 141-15-D

BOOK 11524 PG. 853

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, William Grant Ezell and wife, Kathy M. Ezell, have this day bargained and sold and does hereby transfer and convey unto Carl Herngosell, and wife Susan Herngosell, their successors and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No.26 on the plan of "Sheffield" on the Harpeth – Phase 1, of record in Book 6900, pages 10 & 11, Register's Office for said County.
>
> Said Lot No. 26 fronts 31.25 feet on the southerly margin of Wexford Point and extends back 127.91 feet on the northwesterly line and 161.47 feet on the broken southeasterly line to a dead line in the rear measuring 140.46 feet thereon.
>
> Being the same property conveyed to William Grant Ezell and wife, Kathy M. Ezell, by Warranty Deed from Michael J. Burke and spouse, Doris A. Burke, of record in Book 10685, page 542, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to restrictive covenants as shown of record in Book 6925, page 900; Book 7145, page 954; Book 8505, page 598; Book 8747, page 97; and in Book 9313, page 806.
>
> This conveyance is subject to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their successors and assigns, forever.

The undersigned covenant with the said grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same, and that it is unencumbered, except for the 1998 Rutherford County property taxes, which taxes are not yet due or payable, and will be prorated between the parties.

The undersigned further covenants and binds themselves, their successors and assigns, to forever warrant and defend the title to the said real estate unto the said grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 9th day of June 1999.

0791 06/11 0101 03CHECK 632.60

William Grant Ezell
William Grant Ezell

BY: Kathy M. Ezell
Attorney in fact

Kathy M. Ezell
Kathy M. Ezell

0598957
IDENTIFICATION REFERENCE

99 JUN 11 PM 1:58
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On June 9, 1999, before me, a Notary Public, personally appeared, KATHY M. EZELL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: 5/28/2003

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On June 9, 1999, before me, a Notary Public, personally appeared, KATHY M. EZELL, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of WILLIAM GRANT EZELL, and acknowledged that she executed the same as the free act and deed of the said WILLIAM GRANT EZELL.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: 5/28/2003

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $168,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this the 9th day of June, 1999.

My Commission Expires: 5/28/2003

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11524 PG. 855

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

98957

IDENTIFICATION/REFERENCE

99 JUN 11 PM 1:58

BILL GARRETT
DAVIDSON COUNTY, TN.
REGISTER

CAMT	168000.00
CON TX	621.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	632.60
CHECK	632.60

06/11/99 01 14:02 0001 8791

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473243