PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 41116
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew J. Graves Tamara M. Graves 2705 Western Hills Drive Nashville, TN 37214	Bank of America P.O. Box 35140 Louisville, KY 40232

TAX MAP-PARCEL NUMBERS: 62-15-55

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 150,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable considera ion, the receipt of which is hereby acknowledged, the undersigned **Matthew B. Mittelstadt, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew J. Graves and spouse, Tamara M. Graves,** 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. 141 on the Plan of Sutherland Heights, Sec. 3 of record in Book 2663, page 117, Register's Office for said County.

SAID Lot No. 141 fronts 100 feet on the easterly margin of Western Hills Drive and extends back 294.2 feet on the northerly line and 313.0 feet on the southerly line to a dead line in the rear, measuring 102.0 feet thereon.

BEING the same property conveyed to Matthew B. Mittelstadt, married, by deed from Ray R. Heidelberg and wife, Deborah R. Heidelberg of record in Book 10773, page 773, and re-recorded in Book 10833, page 677, Register's Office for Davidson County, Tennessee.

Brenda S. Mittelstadt joins in this conveyance strictly to convey any and all marital interest she may have in the above described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663, Page 117, said Register's Office, which Plan shows a 40 foot minimum building setback line from Western Hills Drive and a 10 foot easement for public utility purposes along the rear line of said lot;Agreement for dedication of easements for sewage pumps, service lines, ingress/egress purposes and appurtenances granted to the Metropolitan Government of Nashville and Davidson County, of record in Book 8059, page 432, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2705 Western Hills Drive, Nashville, TN 37214

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.

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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 15 day of July, 1999.

Matthew B. Mittelstadt

Brenda S. Mittelstadt

State of Colorado
County of Arapahoe

On this 15 day of July, 1999, before me the undersigned authority, personally appeared **Matthew B. Mittelstadt and Brenda S. Mittelstadt**, 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.

NOTARY PUBLIC BRENDA BROENING STATE OF COLORADO

My Commission Expires 7-29-2000

My Commission Expires: _____

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: $ 150,000.00

Affiant

Sworn and subscribed before me on the 16th day of July, 1999.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

06130300

RECORDING REFERENCE

99 JUL 19 PM 12:55

Widoc: Deed Wty—12/92

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

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0613030

99 JUL 19 AM 12:55

[illegible] REFERENCE

[illegible]

[illegible] 151100.00
[illegible] 555.00
[illegible] 1.00
[illegible] 8.00
[illegible] 2.00
TOTAL See.00
CHECK See.00
[illegible] 10:58 [illegible] 3525

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1492241