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PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 41008
Dav. Co. File: Box 8

BOOK 11584 PAGE 322

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Joel A. Isenstein<br>Linda A. Nathenson<br>3716 Richland Avenue<br>Nashville, TN 37205 | Suntrust Bank, Nashville, N.A.<br>201 Fourth Avenue North<br>Nashville, TN 37219 |

**TAX MAP-PARCEL NUMBERS: 104-9-68**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 428,838.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Curtis Leroy Hahn, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joel A. Isenstein and spouse, Linda A. Nathenson,** 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. 173 and the westerly 17.5 feet of Lot No. 171 of Block 8 in Division "A" of the Plan of Richland Realty Company, as of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, described more particularly as follows:

BEGINNING at a point in the northern margin of Richland Avenue, 482.5 feet west of Craighead Street, and running thence northwardly at right angles to Richland Avenue, 192.5 feet to an alley; thence westerly along the southern margin of said alley, 67.5 feet to a point; thence at right angles southerly 192.5 feet to a point in the margin of said Richland Avenue; thence eastwardly along the northern margin of Richland Avenue, 67.5 feet to the beginning.

BEING the same property conveyed to Curt Hahn and Laura A. Frisbie by deed from Bobby Hurt and wife, Pamela A. Hurt, of record in Book 7256, page 174, Register's Office for Davidson County, Tennessee. Laura A. Frisbie has since conveyed all of her interest in subject property to Curtis Leroy Hahn by Quitclaim Deed of record in Book 8302, page 704, said Register's Office. The said Curt Hahn and Curtis Leroy Hahn are one in the same person.

Amy Harkness, the spouse of Curtis Leroy Hahn, joins in this conveyance strictly to convey any and all marital interest she may have in the above described property.

**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.

**This is improved property, known as:** 3716 Richland Avenue, Nashville, TN 37205

**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 21st day of July, 1999.

**Curtis Leroy Hahn**

**Amy Harkness**

**State of Tennessee**
**County of Davidson**

On this 21st day of July, 1999, before me the undersigned authority, personally appeared **Curtis Leroy Hahn and Amy Harkness**, 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: _____

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

Notary Public

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 428,838.00

Affiant

Sworn and subscribed before me on the 21st day of July, 1999.

Notary Public

My Commission Expires: _____

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

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

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| | | |
|---|---|---|
| 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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REGISTER'S OFFICE
99 JUL 22 PM 3:31

CAMT
428838.00
CON TX 1584.70
PRFEE 1.00
MREED 9.00
CFEE 2.00
TOTAL 1597.70
CHECK 1597.70

07/22/99 01 15:35 0001 3898

RECORDED WITH
LEGALITY OF WRITING, ERASURE OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1494194