PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BOOK 11605 PAGE 563 W & I Ref: (gj) Title No: 41133
Dav. Co. File: Box 8

99 AUG -4 PM 1:38

00020338

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Walter J. Chazin Christiane Martel-Chazin 56 Green View Nashville, TN 37205	SunTrust Bank, Nashville, N.A. 201 Fourth Avenue N., 7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 104-14-G-84

1043 08/04 0101 03CHECK 2075.60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 558000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David H. Rue and spouse, Linda B. Rue,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Walter J. Chazin and spouse, Christiane Martel-Chazin,** 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. 126 on the Revised Plan of Whitworth Phase 01A, Green View of record in Book 7900, page 145, Register's Office for said county.

SAID Lot No. 126 fronts 53.06 feet on the broken northeasterly margin of Green View (private) and extends back 105.71 feet on the northeasterly line and 109.21 feet on the southeasterly line to a dead line in the rear, measuring 70.28 feet thereon.

BEING the same property conveyed to David H. Rue and wife, Linda B. Rue, by deed from Scruggs Homebuilders, L.P., of record in Book 9042, page 69, Register's Office for Davidson County, Tennessee.

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 7900, Page 145, said Register's Office, which Plan shows a 10 foot minimum building setback line from Green View (private) together with additional building setback designations, and a 20 foot easement for public utility purposes along the northwesterly line of said lot and a 20 foot easement for public utility and joint access purposes along the rear line of said lot together with an 8 inch sewer line lying therein; The Declaration of Covenants, Conditions and Restrictions of record in Book 8026, page 305, Book 8047, page 243, Book 8282, page 45, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 56 Green View, 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.

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 2nd day of August, 1999.

David H. Rue

Linda B. Rue

State of Tennessee
County of Davidson

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On this 2nd day of August, 1999, before me the undersigned authority, personally appeared **David H. Rue** and **Linda B. Rue**, 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:

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: $ 558000.00

Affiant

Sworn and subscribed before me on the 2nd day of August, 1999.

Notary Public

My Commission Expires:

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

0620338

IDENTIF. # REFERENCE

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REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT

	558000.00
CON TX	2064.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	2075.60
CHECK	2075.60

08/04/99 01 13:39 0001 1843

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500053