IDENTIF. + REFERENCE

MAIL ENV.

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 41066
Dav. Co. File: Box 8

99 AUG 10 PM 12:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11613 PAGE 668

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Russ Porter 4319 Esteswood Drive Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 130-8-6

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 440,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lawrence K. Wolfe and spouse, Sally Z. Wolfe,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Russ Porter,** 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. 21 on the Plan of Esteswood Estates of record in Book 1835, page 101, Register's Office for said County.

SAID Lot No. 21 fronts 125 feet on the westerly margin of Esteswood Drive and extends back 251.6 feet on the northerly line and 251.4 feet on the southerly line to a dead line in the rear, measuring 125 feet thereon.

BEING the same property conveyed to Lawrence K. Wolfe and wife, Sally Z. Wolfe, as tenants in common by deed from Alden H. Smith, Jr., Trustee of record in Book 9640, page 498, Register's Office for Davidson County, Tennessee.

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; The Plan of record in Book 1835, page 101, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 75 foot minimum building setback line from Esteswood Drive and a 10 foot easement for public utility purposes along the rear line of said lot,; Restrictive Covenants of record in Book 1850, page 17, Register's Office for Davidson County, Tennessee, and to the matters set forth in the reference plan of record, which sets forth assessments, liens and other matters and to which reference is hereby made for more particulars.

This is improved property, known as: 4319 Esteswood Drive, Nashville, TN 37215

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 9th day of August, 1999.

Lawrence K. Wolfe

Sally Z. Wolfe

State of Tennessee
County of Davidson

On this 9th day of August, 1999, before me the undersigned authority, personally appeared **Lawrence K. Wolfe** and **Sally Z. Wolfe**, 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 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: $ 440,000.00

Affiant

Sworn and subscribed before me on the 9th day of August, 1999.

My Commission Expires: KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 07/27/2002

Notary Public

4266 08/10 0101 03CHECK 1639.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11613 PAGE 670

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

0622612
IDENTIF. ← REFERENCE

99 AUG 10 PM 12:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT

	440000.00
CON TX	1628.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1639.00
CHECK	1639.00

08/10/99 01 12:38 0001 4266

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502443