PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 02/21/01 15:44 2pgs
Fees:11.00 Taxes:408.85
20010221-0016419

W & I Ref: (gj) Title No: 42183
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Charles David Best<br>2631 Paddle Wheel Drive<br>Nashville, TN 37214 | First Horizon Home Loan Corporation<br>1140 Hammond Drive, Suite B2290<br>Atlanta, GA 30328 |

**TAX MAP-PARCEL NUMBERS: 62-2-A-60**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 110500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Thomas Lundberg, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles David Best,** 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. 55A on the Plan of River Trace Estates, Phase I, Section 1, as of record in Plat Book 6250, pages 996 and 997, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John Thomas Lundberg and Janice A. Volk by deed from Cross Properties, a Tennessee General Partnership of record in Book 7196, page 733, Register's Office for Davidson County, Tennessee. Janice A. Volk has since conveyed all of her interest in subject property to John Thomas Lundberg by Special Warranty Deed of record in Book 8730, page 690, 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 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 996 and 997, said Register's Office, which Plan shows a 30 foot minimum building setback line from Paddle Wheel Drive and a 20 foot minimum building setback line on the rear of lot, a 5 foot minimum building setback line on each side line and a 10 foot public utility and drainage easement on the rear line of lot and a 15 foot public utility and drainage easement on the front line of lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6851, page 370, Book 6892, page 747, 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:** 2631 Paddle Wheel 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.

**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 14th day of February, 2001.

**John Thomas Lundberg**

**State of Tennessee**
**County of Williamson**

On this 14th day of February, 2001, before me the undersigned authority, personally appeared **John Thomas Lundberg**, 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.

Notary Public

**State of Tennessee**
**County of Williamson** My Commission Expires JULY 26, 2003

**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: $ 110500.00

Affiant

Sworn and subscribed before me on the 14th day of February, 2001.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003