This Instrument Was Prepared By:
Gayle Malone, Jr., Esq.
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 7057 PAGE 354

Address New Owner(s):
2802 Columbine Place
Nashville, Tennessee

Send Tax Bills to:
2802 Columbine Place
Nashville, Tennessee

Map: 130-08
Parcel: 55.00
Field Book: 07DA 45039

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, STEPHEN F. WOOD, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES BRUCE BURGESS and WALTER F. BOND (the "Grantees"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Being Lot No. 53 on the Plan of Sneed Estates as of record in Book 2133, page 10, Register's Office for said county.

Said Lot No. 53, which is a corner lot, fronts 240.6 feet on the west margin of Wallace Lane and fronts 128.4 feet on the north margin of Trimble Road, said frontages being joined by a curve measuring 39.8 feet, and extends 262.6 feet on its westerly line and 149.5 feet on its northerly line to a point of intersection.

Being the same property conveyed to Mildred Noland Priest by deed of record in Book 2634, page 299, said Register's Office, and the same property devised to Grantor by Will of Mildred Noland Priest (Mrs. J. Percy Priest) of record in Will Book 111, page 99, Probate Court Clerk's Office for said county. Said property was deeded to Stephen F. Wood by warranty deed from The Ensworth School by deed of record in Book 6330, page 973, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

(a) Taxes for 1986, due in the amount of $1,040.77, which taxes have been prorated and assumed by the Grantee.

(b) Restrictions of record in Book 2092, page 410, as amended in Book 2097, page 93, Register's Office for Davidson County, Tennessee.

(c) All matters appearing on the Plan of Sneed Estates of record in Book 2133, page 10, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4333 Wallace Lane.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 1986.

STEPHEN F. WOOD

STATE OF TENNESSEE)
)
COUNTY OF Williamson

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Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Stephen Wood, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, this 30th day of December, 1986.

Notary Public

My Commission Expires: 4-28-87

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $99,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of December, 1986.

Notary Public

My Commission Expires: 4-28-87

77995

IDENTIFICATION REFERENCE

Dec 30 4 45 PM '86

OFFICIAL RECEIPT
FELIX Z. WILSON, II
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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible] CONT.
27[illegible] CONV
.50 [illegible]
6.00 [illegible]
[illegible] 33[illegible]
[illegible] 12/30/86 [illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77995

IDENTIFICATION REFERENCE

Dec 30 4 45 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28356