THIS INSTRUMENT PREPARED BY:
James L. Beckner, Esq.
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 9886PG613

FROM: **JAMES SCOTT ALDEN and wife, DIANA THOMPSON ALDEN** ("GRANTORS")

TO: **TONY E. VAN BRACKLE and wife, TRACIE S. VAN BRACKLE** ("GRANTEES")

ADDRESS NEW OWNER:

Tony E. Van Brackle and Tracie S. Van Brackle
6210 Harding Road
Nashville, Tennessee 37205

SEND TAX BILLS:

SAME

95 DEC 12 PM 3:36
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0131422

TAX/PARCEL NUMBER
129-8/8
129-8/142

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by Tony E. Van Brackle and wife, Tracie S. Van Brackle, ("Grantees"), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, James Scott Alden and wife, Diana T. Alden ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Grantees, their heirs and assigns, all of their interest in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot Number 1 and Reserve Parcel "A" on the Plan of Resubdivision of Lot No. 1 on the Plan of West Meade Farms, Inc., Section One as of record in Plat Book 5800, page 188, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to James Scott Alden and wife, Diana Thompson Alden, by Warranty Deed from John E. Patton and wife, Rita Patton of record in Book 5079, page 966, Register's Office of Davidson County, Tennessee.
>
> This property is known as 6210 Harding Road, Nashville, Tennessee 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 Grantees, their heirs and assigns,

forever.

And Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered with the following exceptions:

1. All matters as shown on the Plan of Section I, West Meade Farms, Inc., of record in Book 1424, page 47, Register's Office of Davidson County, Tennessee which is superseded by the Resubdivision of Lot No. 1 on the Plan of West Meade Farms Inc., Section One, as of record in Book 5800, page 188, Register's Office of Davidson County, Tennessee.

2. A 10-foot utility easement along the north rear line and east side line.

3. A 100-Foot setback line from Harding Road which will be 65 feet from the north margin of Harding Road or U.S. Highway 70, as widened, which is also known as State Route No. 1, as shown on plan of record in Book 1424, page 47, Register's Office of Davidson County, Tennessee.

4. An Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances as of record in Book 6232, page 966, Register's Office of Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS this 11th day of December, 1995.

James Scott Alden by Diana J. Alden attorney-in-fact
JAMES SCOTT ALDEN

Diana Thompson Alden
DIANA THOMPSON ALDEN

STATE OF Tennessee
COUNTY OF Davidson

Diana T Alden as attorney in fact for

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JAMES SCOTT ALDEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this the 11th day of December, 1995.

Melanie D Hunter
Notary Public

My Commission Expires: 07/25/98

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DIANA T. ALDEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this the 11th day of December, 1995.

Melanie D Hunter
Notary Public

My Commission Expires: 07/25/98

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

AFFIANT

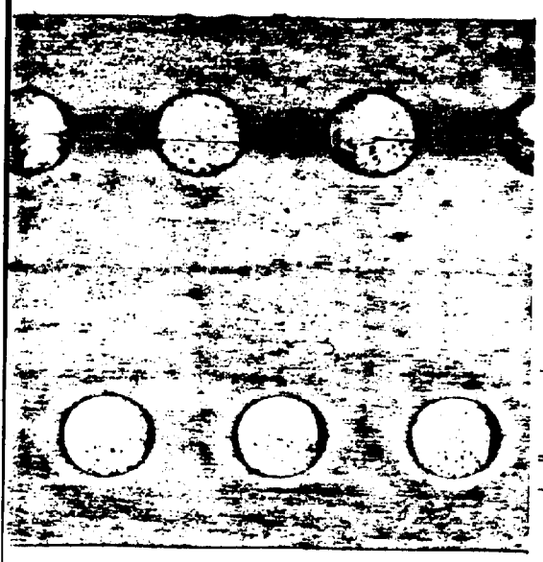
Subscribed and sworn to before me, this 11th day of December, 1995.

Melanie D Hunter
NOTARY PUBLIC

My Commission Expires: 07/25/98

7586 12/12 0101 03CHECK 845-50

N M_H175267 V1



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

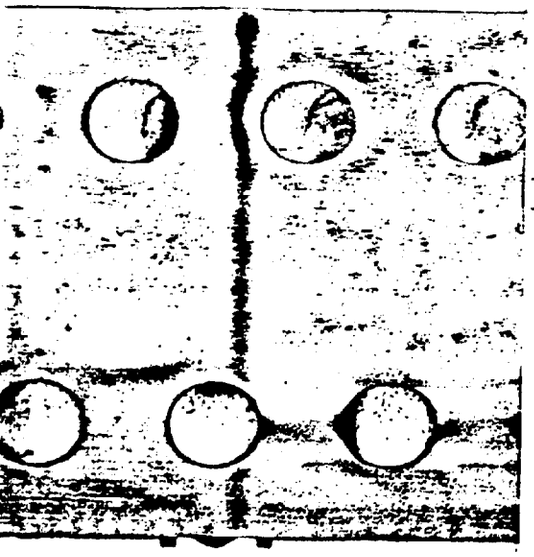
RECEIVED OF _____

FOR _____

BOOK 9886 PG 616

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



CAMT 225000.00
CON TX 832.50
PRFEE 1.00
WDEED 12.00
TOTAL 845.50
CHECK 845.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/12/95 01 15:36 0001 7586

0131422
IDENTIF. # REFERENCE

95 DEC 12 PM 3:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 986053