File Box 29

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED BOOK 9954 PG 137

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **RICHARD M. BRACKEN and wife, JUDITH K. BRACKEN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bryan W. Foreman and wife, Karen S. Foreman, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, State of Tennessee,** described as follows; to-wit:

BEING Lots Nos. 29, 30, 32 and 33 on the Plan of Otterwood Subdivision, Phase Two, Revised, of record in Plat Book 6900, pages 598-602, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Richard M. Bracken and wife, Judith K. Bracken by Special Warranty Deed from Third National Bank in Nashville, of record in Book 8734, page 146, Register's Office for Davidson County, Tennessee. *Legal Description Continued

THIS conveyance is subject to: (1) 1995 taxes, (2) All matters appearing on the Plan of record in Book 6900, pages 598-602; (3) Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 695, as amended in Book 8762, page 199; and (4) Sanitary Sewer Easement of record in Book 7470, page 695, said Register's Office.

This is improved property known as: **62 Annandale, Nashville, TN 37215**

TO HAVE AND TO HOLD the same tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs 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.

CONTINUATION OF LEGAL DESCRIPTION:

LAND in Davidson County, Tennessee, being Lot No. 31 on the Plan of Revised Section Two, Otter Wood, of record in Book 6900, page 598, Register's Office for said County.

Said Lot No. 31 fronts 32.54 feet on the easterly margin of Annandale and extends back 291.07 feet on the northerly line and 579.22 feet on the southerly line to a dead line in the rear, measuring 459.75 feet thereon.

BEING the same property conveyed to Richard M. Bracken and spouse, Judith K. Bracken by deed from Bruce L. Bennett and spouse, Angela L. Bennett, of record in Book 8487, page 741, Register's Office for Davidson County, Tennessee.

BOOK 9954 PG 139

WITNESS our hands this 8 day of July, 1995.

RICHARD M. BRACKEN

JUDITH K. BRACKEN

STATE OF California

COUNTY OF San Diego

On this 8 day of July, 1995, before me personally appeared Richard M. Bracken and Judith K. Bracken, 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 that they executed the same as her free act and deed.

Witness my hand and official seal.

WALTER BEERLE JR.
COMM. # 1030669
Notary Public — California
SAN DIEGO COUNTY
My Comm. Expires JUN 23, 1998

NOTARY PUBLIC

My Commission Expires:
Jun 23, 1998

* *

STATE OF TENNESSEE
COUNTY OF Davidson

0184 02/22 0101 03CHECK 2991.50

The actual consideration or value, whichever is greater, for this transfer is $805,000.00

Affiant

Subscribed and sworn to before me this 16th day of February, 1996.

NOTARY PUBLIC

My Commission Expires:
March 27, 1999

* *

ADDRESS NEW OWNER(S):

Bryan W. Foreman
62 Annandale
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

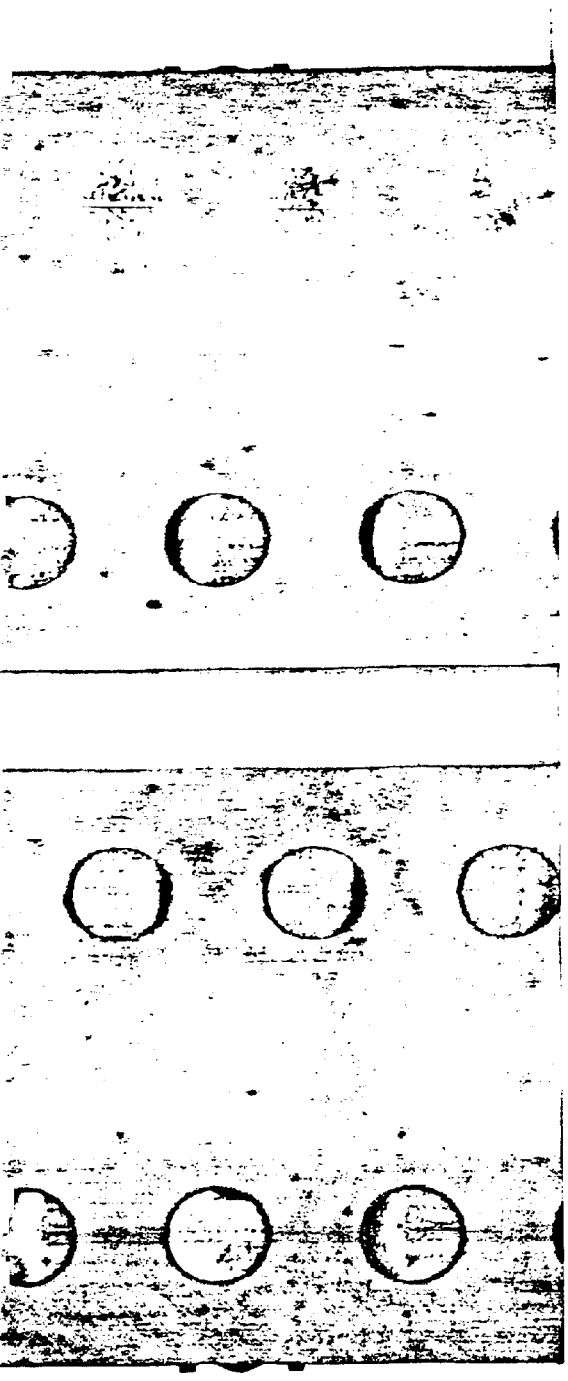
MAP: 158-04
GROUP: A
PARCEL: 52

96 FEB 22 AM 8:35

DAVIDSON COUNTY, TN.

015219.9

IDENTIFICATION



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9954PG140

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
805000.00
CON TX 2978.50
PRFEE 1.00
WDEED 12.00
TOTAL 2991.50
CHECK 2991.50

02/22/96 01 08:36 0001 0184

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01521449
IDENTIF. & REFERENCE

96 FEB 22 AM 8:35

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 1008353