BOOK 9983 PG 353

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (EWB)
2700 First American Center
Nashville, Tennessee 37238
#433118

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Buford H. Ortale and wife, Cynthia C. Ortale 208 Lynwood Terrace Nashville, TN 37205	Same	116-7-27

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, TOBY S. WILT ("Grantor"), an unmarried person, has bargained and sold, and by these presents transfers and conveys unto BUFORD H. ORTALE AND WIFE, CYNTHIA C. ORTALE ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A hereto.

This is improved property known as 208 Lynwood Terrace, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 1996 taxes, a lien, which are not yet due and payable.

2. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 18th day of March, 1996.

TOBY S. WILT

0161528
IDENTIF. ✦ REFERENCE
96 MAR 19 PM 12:50
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Toby S. Wilt, the within named 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, at office, this 18th day of March, 1996.

Notary Public

My Commission Expires:
3-22-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $400,000.00.

Affiant

Sworn to and subscribed before me this 18th day of March, 1996.

Notary Public

My Commission Expires:
3-22-97

EXHIBIT A

BOOK 9983PG355

PROPERTY DESCRIPTION
208 LYNWOOD TERRACE

A tract of land in Belle Meade, Davidson County, Tennessee being Parcel No. 27 on Tax Map 116-7 R.O.D.C. Tennessee, and also being Lot #13 on Plan of "Pendleton and Blairs Subdivision of Lynwood Park," as recorded on Plat Book 421, Page 45 R.O.D.C. Tennessee, and being more particularly described as follows:

Beginning at an iron pipe in the easterly right-of-way line of Lynwood Terrace said pipe being the common front corner of Lots No. 12 and No. 13 of Pendleton & Blairs Subdivision of Lynwood Park. Thence;

1. With the easterly right-of-way line of Lynwood Terrace North 08°15'00" West, 200.00 to an iron pin; thence

2. Leaving Lynwood Terrace with the common line of Lots No. 13 and No. 14 North 80°41'28" East, 241.12' to a fence corner; thence

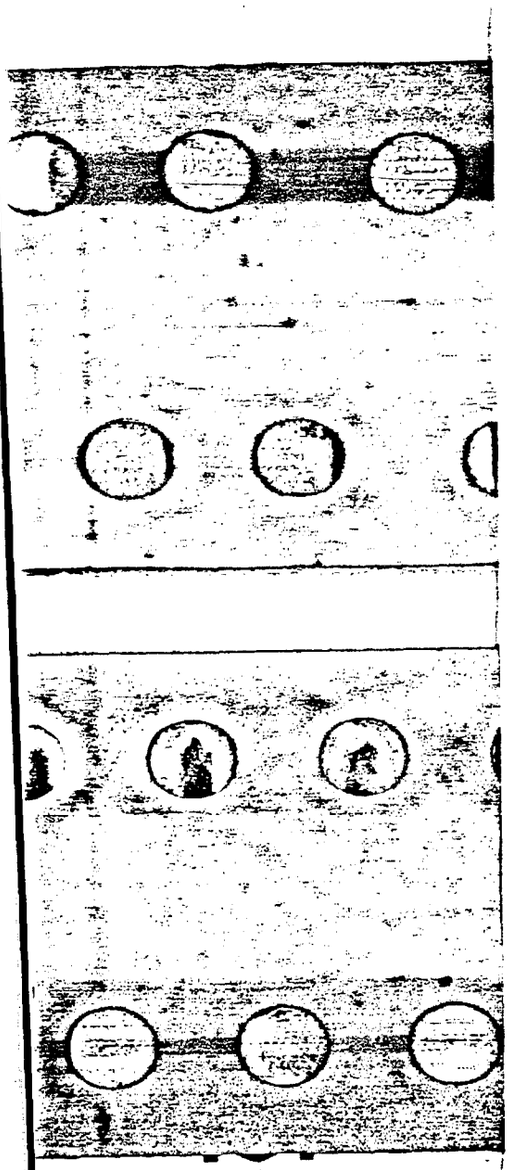
3. South 07°34'52" East, 200.00' to an iron pin, the common rear corner of Lot No. 12 and No. 13; thence

4. South 80°40'39" West 238.79' to the point of beginning and containing 47,976 sq. ft. or 1.101 acres more or less.

The foregoing description was taken from a survey by E. Roberts Alley & Associates, Inc. dated March 11, 1996. (Tennessee License No. 1685)

BEING the same property conveyed to Toby S. Wilt from Martin P. Bennett and wife, Sharon K. Bennett of record in Deed Book 7184, page 839, Register's Office for Davidson County, Tennessee.

96/04/19 0101 03CHECK 1493.00



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
			CAMT	
				400000.00
			CON TX	1480.00
			PRFEE	1.00
			WDEED	2.00
			ERR	CO
			WDEED	2.00-
			WDEED	12.00
			TOTAL	1493.00
			CHECK	1493.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/19/96 01 12:57 0001 9979

0161528
IDENTIF. # REFERENCE

96 MAR 19 PM 12:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018030