File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10127 PG 436

#14029

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RANDALL D. BRADY (NAME)	NORWEST MORTGAGE, INC. (NAME)	117-8
2916 Oakland Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 9270 (STREET ADDRESS)	109
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Des Moines, IA 50306-9270 (CITY) (STATE) (ZIP)	24W1460

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, M. WINSLOW OLLINGER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL D. BRADY AND WIFE, NANCY J. VYE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 16 and the southerly part of Lot No. 17 on the Plan of Belmont Terrace, as of record in Plat Book 421, page 101, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the easterly margin of Oakland Avenue, said iron pin being located 50 feet northerly from the common corner of Lots Nos. 16 and 17, being the southwest corner of the property conveyed to Jesse D. Roberts and wife, et al, in Book 1371, page 25, Register's Office for Davidson County, Tennessee; thence easterly with the boundary of said Roberts' land, 172 feet, to an iron pin in the westerly margin of a 15 foot alley, being the southeast corner of said Roberts' land and 91.26 feet northerly from an iron pin located at the northwesterly intersection of said alley with Primrose Avenue; thence southerly with the margin of said alley, 45.63 feet, to a point, being the northeast corner of a lot conveyed to Frank J. Hostettler, Jr. and wife, of record in Book 4235, page 950, Register's Office for Davidson county, Tennessee; thence with the boundary of said Hostettler lot, westerly 174 feet, to a point in the easterly margin of Oakland Avenue, being the northeast corner of the said Hostettler lot and the common corner of Lots Nos 16 and 17; thence northerly with the margin of Oakland Avenue, 50 feet, to the beginning.

Being the same property conveyed to M. Winslow Ollinger, a single person by deed from Darren E. Sherkat and wife, Valerie Sherkat of record in Book 9172, page 404, Register's Office for Davidson County.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Agreement of record in Book 2929, page 18; and (3) All matters appearing on the Plan of record in Plat Book 421, page 101, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 2916 Oakland Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 18th day of July, 19 96

M. WINSLOW OLLINGER

BOOK 10127 PG 437

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. WINSLOW OLLINGER with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 18th day of July 19 96.

My commission expires 11/27/96 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19.

My commission expires Notary Public

0205769

96 JUL 22 AM 10:53
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Nancy J. Vye
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July 19 96

MY COMMISSION EXPIRES: 11/27/96
(AFFIX SEAL)

Notary Public

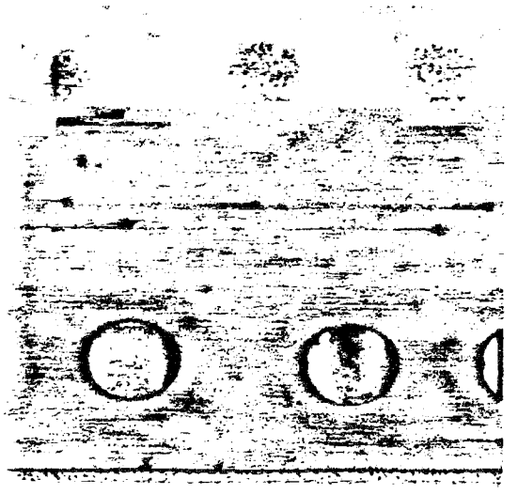
WARRANTY DEED

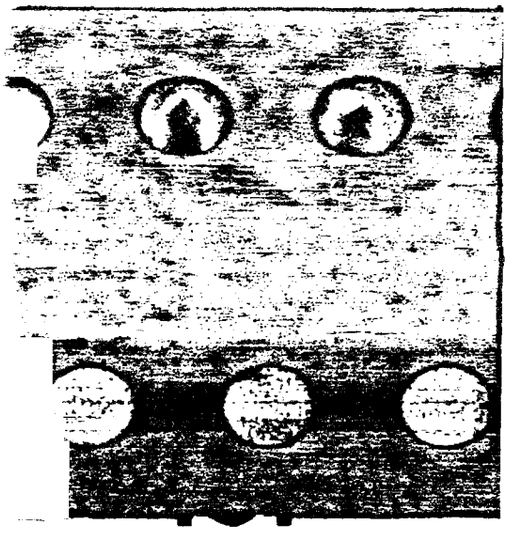
FROM
M. WINSLOW OLLINGER

TO
RANDALL D. BRADY AND WIFE,
NANCY J. VYE

7591 07/22 0101 CHECK 601.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10127 PG 438

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 160000.00
CON TX 592.00
PRFEE 1.00
WDEED 8.00
TOTAL 601.00
CHECK 601.00

07/22/96 01 11:00 0001 7591

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0205769
IDENTIF. & REFERENCE

96 JUL 22 AM 10:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1065231