File Box 9B (First Title & Escrow)
File 14001

0209741

IDENTIF. ↑ REFERENCE

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

96 AUG -1 PM 1:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
John D. Price and wife, Beverly B. Price	SUNTRUST BANK, NASHVILLE, N.A.	**Map and Parcel:**
11 Annandale	P.O. Box 305110	**158-04-0A-5**
Nashville, TN 37215	Nashville, TN 37230-5110	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10140 PG 996

The actual consideration or value, whichever is greater, for this transfer is $639,000.00.

AFFIANT

Sworn to and subscribed before me this 30th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 3/4/98

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, GAIL RUSSELL ASHWOOD, unmarried, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JOHN D. PRICE and wife, BEVERLY B. PRICE **hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:**

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 4 on the Plan of Otter Wood, Section One of record in Book 6900, page 331, R.O.D.C.

Said Lot No. 4 fronts 166.74 feet on the westerly margin of Annandale and extends back 300.80 feet on the southerly line and 292.90 feet on the northerly line to a dead line in the rear measuring 129.12 feet thereon.

BEING the same property conveyed to Matthew P. Ashwood and wife, Gail B. Ashwood, by General Warranty Deed from Otter Wood, Ltd., a Tennessee Limited Partnership of record in Book 7289, page 355, Register's Office for Davidson County, Tennessee. The said Matthew Patrick Ashwood having conveyed all of his right, title and interest in and to said property to Gail Russell Ashwood by Quitclaim Deed of record in Book 10053, page 366, said Register's Office.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1996 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map & Parcel 158-04-0A-5.

2. All matters appearing on the Revised Plan of Otter Wood of record in Plat Book 6900, page 590, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 483, as amended in Book 8762, page 199, Register's Office for Davidson County, Tennessee.

4. Mortgage Loan Inspection by John Kohl & Co., P.C. dated March 10, 1992 discloses that the concrete drive encroaches on the 10 foot publit utility and drainage easement.

AND GRANTOR DOES FURTHER covenant and bind herself, her 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.

This improved property is known as 11 Annandale, Nashville, Tennessee 37215.

WITNESS my hand this 30th day of July, 1996 in Nashville, Tennessee.

Gail Russell Ashwood
GAIL RUSSELL ASHWOOD, also known as Gail B. Ashwood

STATE OF TENNESSEE
COUNTY OF Davidson

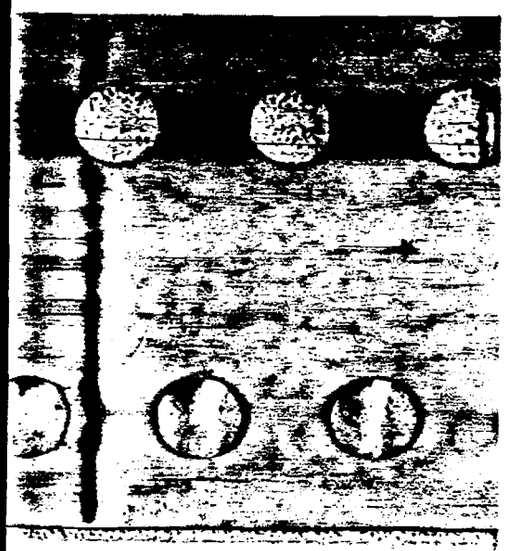
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gail Russell Ashwood, also known as Gail B. Ashwood, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

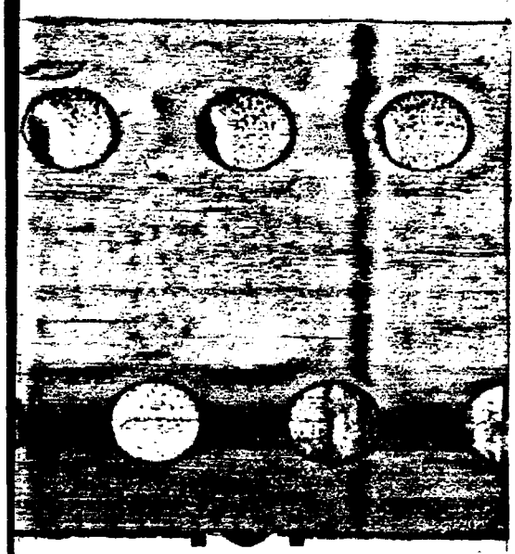
Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 1996.

Douglas Hale
Notary Public

My commission expires: 3/11/98

1876 08/01 0101 03CHECK 2373.30





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

RECEIVED OF _____

FOR _____

BOOK 10140 PG 998

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 639000.00
				CON TX 2364.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 2373.30
				CHECK 2373.30
08/01/96	01			13:11 0001 1876

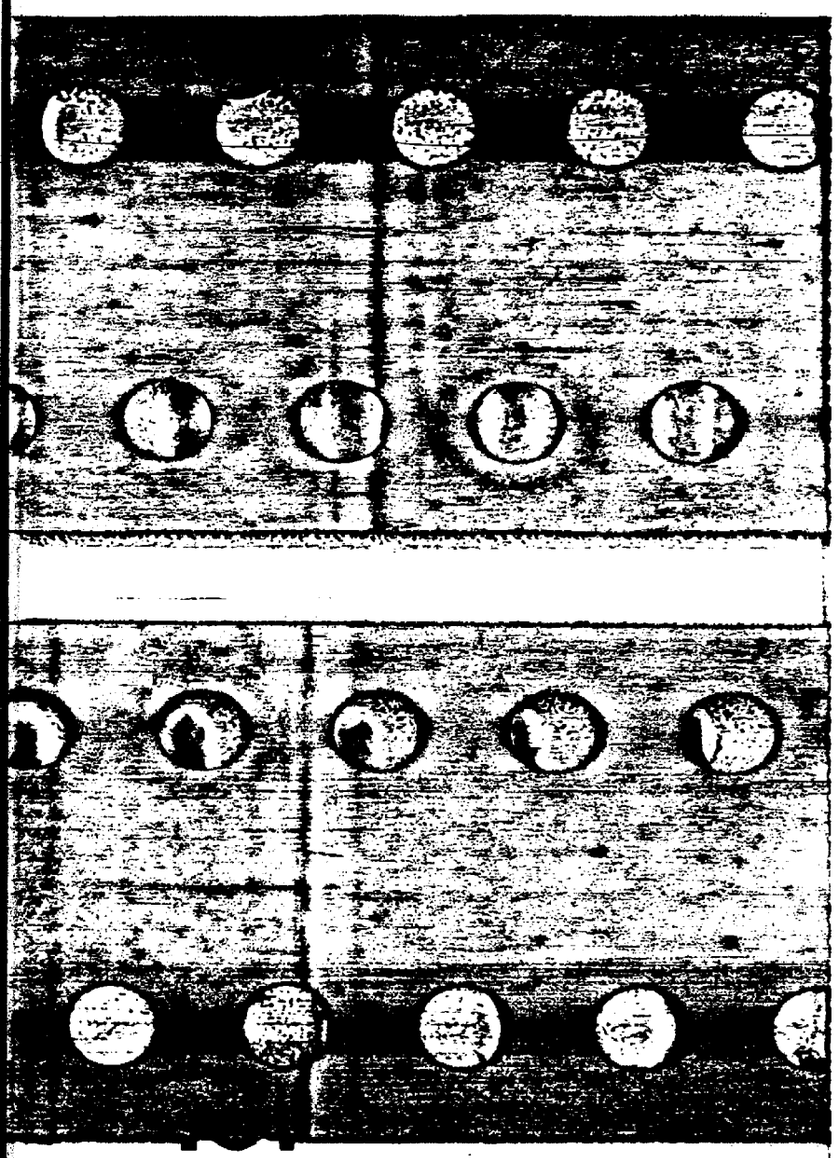
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209741 IDENTIF. # REFERENCE

96 AUG -1 PM 1:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069459



8-1-96
VOID

BOOK 10140 PG 999