0302654

IDENTIF. ↑ REFERENCE

This Instrument Prepared By:

Daniel W. Small
Attorney At Law
3100 West End Avenue
Suite 250
Nashville, Tennessee 37203

97 MAY -7 PM 3:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Jane A. Marcoe 6316 Ascot Close Brentwood, Tennessee 37027	Same	Map 158-4-A Parcel 66

WARRANTY DEED

BOOK 10446 PG 929

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, DAVID L. MCQUIDDY and wife, MARGARET W. MCQUIDDY, residing in Brentwood, Davidson County, Tennessee, the Grantor(s) herein, have bargained and sold, and by these presents does transfer and convey, to JANE A. MARCOE, a married person residing in Nashville, Davidson County, Tennessee, the Grantee(s) herein, her successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 17 on the plan of Otter Wood, Section Two, Revised of record in Book 6900, Page 599, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 121.19 feet on the southwesterly margin of Annandale and extends back 415.09 feet on the northwesterly line and 389.40 feet on the southeasterly line to a dead line in the rear measuring 140.0 feet thereon.

BEING the same property conveyed to David L. McQuiddy and wife, Margaret W. McQuiddy, by Deed of Record in Book 7568, page 917, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1997 Taxes, a lien, which are not yet due and payable. Tax Parcel No. 158-4A-66

2. ALL matters shown on Plat recorded in Book 6900, pages 598 through 602.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7260, pages 483 through 513 inclusive, as amended in Book 8762, page 199, and in any allied instrument(s) referred to in said restrictions.

4. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services for water and/or sewer distribution system of record in Book 8204, page 243 and Book 8287, page 64.

5. Grant of Easement, as set forth in instrument recorded in Book 7667, page 218, as corrected in Book 7942, page 678.

6. Charter of Otterwood Homeowner's Association, Inc. of record in Book 7292, page 315.

This is unimproved property known as 37 Annandale, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever; and Grantor(s) do covenant with the said Grantee that Grantor(s) are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except otherwise set out. Grantor(s) do further covenant and bind themselves and their successors and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), her 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 our hands this 5th day of May, 1997.

David L. McQuiddy

Margaret W. McQuiddy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared DAVID L. MCQUIDDY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Nashville, Tennessee, this 5th day of May, 1997.

Notary Public

My Commission Expires: 4-28-98

TINA L. HILLARD NOTARY PUBLIC AT LARGE SHELBY CO TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared MARGARET W. MCQUIDDY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Nashville, Tennessee, this 5th day of May, 1997.

Notary Public

My Commission Expires: 4-28-98

TINA L. HILLARD NOTARY PUBLIC AT LARGE SHELBY CO TN

The actual consideration for this transfer or value of property (whichever is greater) is $85,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Jane A. Marcoe

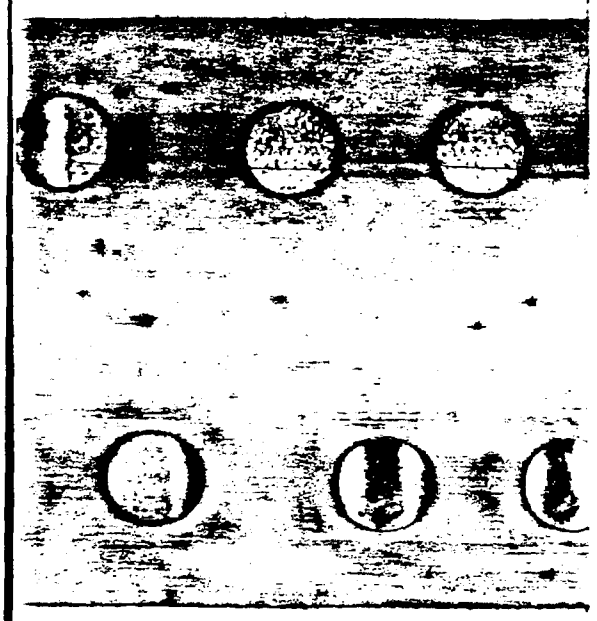
Sworn to and subscribed this 5th day of May, 1997.

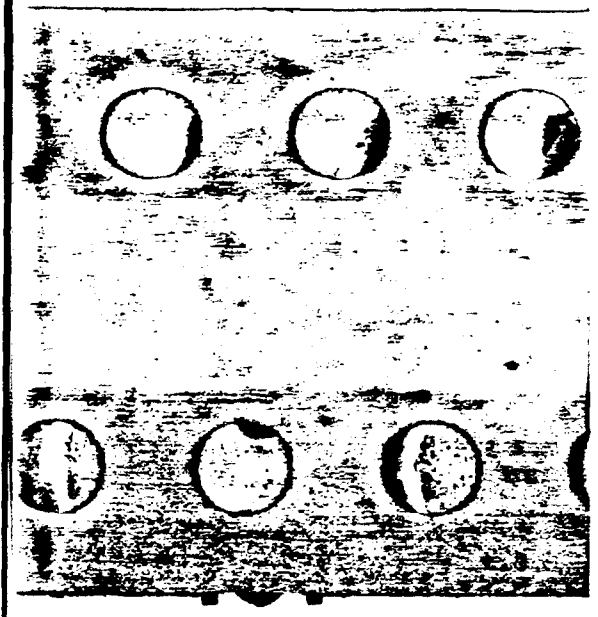
Notary Public

My Commission Expires: 4-28-98

TINA L. HILLARD NOTARY PUBLIC AT LARGE SHELBY CO TN

8539 05/07 0101 02CHECK 327.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10446 PG 931

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	85000.00
			CON TX	314.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	323.50
			CHECK	323.50
05/07/97	01		15:57 0001	8539

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0302654
IDENTIF. ↑ REFERENCE

97 MAY -7 PM 3:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1148598