60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10519 PG 212

ADDRESS NEW OWNER:
Joseph N. Carroll
5612 Ottershaw Court
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
NationsBanc Mortgage Corporation
P.O. Box 35140
Louisville, KY 40232

MAP **159-10**
GROUP **A**
PARCEL **12.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **C. Michael Ford and wife, Nancy S. Ford** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Joseph N. Carroll and wife, Patricia E. Carroll**, 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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Ottershaw Subdivision, as shown on Plat of record in Book 7900, page 678, as corrected by instrument of record in Book 9500, page 484, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to C. Michael Ford and wife, Nancy S. Ford by deed from Michael Gigandet, Trustee for the Estate of Pheonix Acadeny, Inc., PDBA Sycamore Country Day School, Inc. dated May 28, 1997, of record in Book 10486, page 863, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

This is improved property known as 5612 Ottershaw Court, Brentwood, Tennessee, 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEES", their heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

1170 07/07 0101 03CHECK 2636.00

97 JUL -7 AM 8:52
FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN.

03233114
IDENTIFICATION REFERENCE

WITNESS our hands this the 1st day of July, 1997.

BOOK 10519 PG 213

C. Michael Ford by Nancy S. Ford

C. Michael Ford, by Nancy S. Ford, as attorney-in-fact

Nancy S. Ford

Nancy S. Ford

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nancy S. Ford, individually and as Attorney-in-Fact for C. Michael Ford**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of July, 1997.

Robert M. Loffi

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $710,000.00.

7/1/97

AFFIANT

Subscribed and sworn to before me on this 1st day of July, 1997.

Robert M. Loffi

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

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

RECEIVED OF _____

FOR _____

BOOK 10519 PG 214

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 710000.00
CON TX 2627.00
PRFEE 1.00
WDEED 8.00
TOTAL 2636.00
CHECK 2636.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/07/97 01 08:50 0001 1170

0323314
IDENTIF. & REFERENCE

97 JUL -7 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1170735