Key 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

BOOK 10827 PG 149

This Instrument Prepared by M. Cosgrove
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

SKBE-01623

WARRANTY DEED

THIS INDENTURE, made this 19th day of January, A.D., 19 98, between BRENT DEPRIEST, single

Tennessee, First Parties, and

BRADLEY E. FOX, UNMARRIED

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of ONE HUNDRED TWENTY NINE THOUSAND AND NO/100---------- ($129,000.00----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

I

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 385 on the Plan of Section Six, Bradford Hills, of record in Book 7900, page 6 and Book 7900, page 290, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same premises which Matthew B. McFadden, unmarried, by Deed dated and recorded in Davidson County, Tennessee in Deed Book Volume 9533, Page 755&c., granted and conveyed unto Brent DePriest, single, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except - PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) _____(L.S.)
Brent DePriest

_____(L.S.) _____(L.S.)

STATE OF ~~TENNESSEE~~ PA }
COUNTY OF PHILA. }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **BRENT DEPRIEST, single,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Philadelphia County, this 14th day of January 19 98

Barbara T. McBride
Notary Public

My Commission expires _____

NOTARIAL SEAL
ROSE ANN T. McBRIDE, Notary Public
City of Philadelphia, Phila. County
My Commission Expires July 26, 1999

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER BRADLEY E. FOX
ADDRESS 404 CRESTFIELD COURT
NASHVILLE, TN 37211

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
ADDRESS

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $129,000.00. Affiant

Subscribed and sworn to before me this 27th day of February 1998.

Exp. 9-23-00

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 172-12 B, PARCEL 80C0).

2. All matters as set forth on the Plan of record in Plat Book 7900, page 6, and Book 7900, page 290, said Register's Office, which plan includes a 20-foot minimum building setback line from Crestfield Court; a 10-foot public utility and drainage easement along the back lot line; and a 3-foot drainage easement along the western lot line and a 7-foot public utility and drainage easement along the eastern lot line.

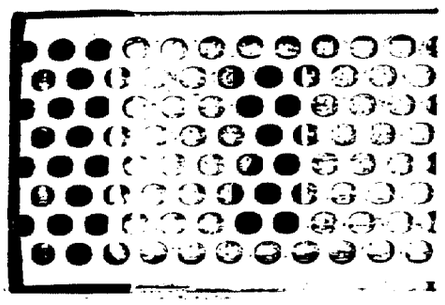
3. Restrictive Covenants recorded in Deed Book 8374, Page 591&, Register's Office for DAVIDSON County, Tennessee.

0409061
IDENTIF. & REFERENCE
98 MAR -6 PM 1:53
REGISTER
DAVIDSON COUNTY TN
2285 03/06 0101 03CHECK 4.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10827 PG 152

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

DRFT

CON TX -77.50

TOTAL +80.50

CHECK +80.50

03/06/98 01 13:51 0001 1265

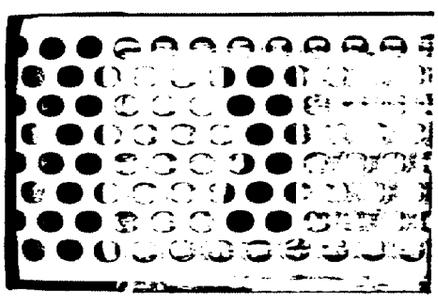
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 MAR -6 PM 1:03

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE

040906



No. 1262692