PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

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W & I Ref: (sk) Title No: 39683
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian J. Todd Julia S. Todd 808 Bircham Court Nashville, TN 37221	First Republic Mortgage Corp. 3212 West End Ave., Suite 500 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 142-16-A-020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 225000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary M. Warfield Alsup, a married woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian J. Todd and spouse, Julia S. Todd,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Devon Park, Phase One of record in Plat Book 5200, Pages 670, 671, and 672, Register's Office for said County.

SAID Lot No. 20 fronts 87.60 feet on the easterly margin of Bircham Court and extends back 140.24 feet on the southerly line and 126.80 feet on the northerly line to a dead line in the rear, measuring 79.09 feet thereon.

BEING the same property conveyed to Mary M. Warfield, a single person by deed from Mary E. Evans and spouse, Thomas R. Evans of record in Book 9068, Page 752, Register's Office for said County. The said Mary M. Warfield now being known as Mary M. Warfield Alsup. Roger Alsup joins in this conveyance stricly to release any and all marital interest he may have in the above described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6176, Page 7, Book 6541, Page 542, Book 6967, Page 156, said Register's Office, and to the matters set forth in the referenced Plan of record.

This conveyance is subject to Storm Water Detention Agreement of record in Book 6145, Page 252, said Register's Office.

This is improved property, known as: 808 Bircham Court, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of March, 1998.

Mary M. Warfield Alsup

Mary M. Warfield Alsup

Roger Alsup

Roger Alsup

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State of Tennessee
County of Davidson

On this 16th day of March, 1998, before me the undersigned authority, personally appeared **Mary M. Warfield Alsup and Roger Alsup**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 225000.00

Affiant

Sworn and subscribed before me on the 16th day of March, 1998.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

6866 03/17 0101 03CHECK 841.50

98 MAR 17 AM 11:39

ELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

IDENTIF. + REFERENCE

041367

WIdoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 225000.00	
			CON TX 832.50	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 841.50	
			CHECK 841.50	
		03/17/98 01	11:38 0001 6866	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0413167
IDENTIF. ← REFERENCE

98 MAR 17 AM 11:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1267226