04 19081
IDENTIFICATION REFERENCE
98 MAR 31 PM 2:27
DAVIDSON COUNTY, TN.

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

W & I Ref: (fh) Title No: 39569
Dav. Co. File: Box 8

10862 616

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Buford H. Ortale Cynthia C. Ortale 4410 Gerald Place Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 130-2-140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 875,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phillip H. Sherrod and spouse, Kathryn B. Sherrod,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Buford H. Ortale and wife, Cynthia C. Ortale,** 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. 5 on the plan of Davis Estates, Section I, of record in Book 3600, page 25 & 26, said Register's Office.

SAID Lot No. 5 fronts 310.0 feet on the northwesterly margin of Gerald Place and extends back 400.0 feet on the westerly line and 330.0 feet on the easterly line to a dead line in the rear, measuring 250.0 feet thereon.

BEING the same property conveyed to Phillip H. Sherrod and wife, Kathryn B. Sherrod, by deed from Sarah A. Jarman, unmarried, of record in Book 6684, page 966, said Register's Office.

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

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600, Page 25 and 26, said Register's Office, which Plan shows a 109 foot minimum building setback line from Gerald Place and 10 foot easement for public utility purposes along the easterly line(s); Restrictive covenants of record in Book 3670, page 510 and Book 3673, page 343, said Register's Office; and Easement for underground utility purposes granted to Southern Bell Telephone & Telegraph Company 5 feet in width along the rear line and widening to 10 feet in width along the northerly portion of the westerly line of said lot; and Subject to an approved disposal field area located on the front portion of said lot.

This is improved property, known as: 4410 Gerald Place, Nashville, TN 37205

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 31st day of March, 1998.

Phillip H. Sherrod

Kathryn B. Sherrod

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State of Tennessee
County of Davidson

On this 31st day of March, 1998, before me the undersigned authority, personally appeared **Phillip H. Sherrod** and **Kathryn B. Sherrod**, 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.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

3184 03/31 0101 03CHECK 3246.50

AFFIDAVIT

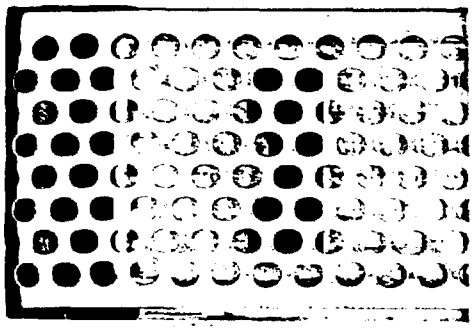
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 875,000.00

Affiant

Sworn and subscribed before me on the 31st day of March, 1998.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public



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

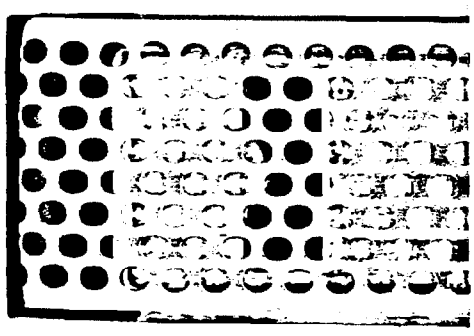
RECEIVED OF _____

FOR _____

BOOK 10862 PG 618

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
875000.00
CON TX 3237.50
PRFEE 1.00
WDEED 8.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 3246.50
CHECK 3246.50
03/31/98 01 14:29 0001 3184

041908I
IDENTIF. & REFERENCE

98 MAR 31 PM 2:27

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

No. 1273451