Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

0431674

BOOK 10908 PG 441

IDENTIF. ↑ REFERENCE

39-B
File #98-1310

98 APR 30 PM 1:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julie A. Wagoner-Terry and husband, Roy C. Terry,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Suzanne R. Brody, and Eric D. Ward,**

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. 468 and the easterly 10 feet of Lot No. 469, on the Map of Richland Realty Company's Division "C" as of record in Book 421, Page 31, Register's Office for said County.

Said Lot No. 468 and part of Lot 469 front together 70 feet on the southerly side of Westbrook Avenue, and run back 191 feet on the easterly line and 182 feet, more or less, on the westerly line to an alley and measures 71 feet thereon.

Being the same property conveyed to Julie A. Wagoner by deed of record in Book 9422, Page 358, RODC. Julie A. Wagoner is now married and known as Julie A. Wagoner-Terry.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 3613 Westbrook Avenue, 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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 29th day of April, 1998

Julie A. Wagoner-Terry
Julie A. Wagoner-Terry

Roy C. Terry by Julie Wagoner-Ter
Roy C. Terry by Julie A. Wagoner-Terry, Atty in fac
Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this the 29th day of April, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Julie A. Wagoner-Terry, individually and Julie A. Wagoner-Terry as Attorney-in-Fact for Roy C. Terry**, the bargainor(s), 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.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$205,000.00**.

Affiant

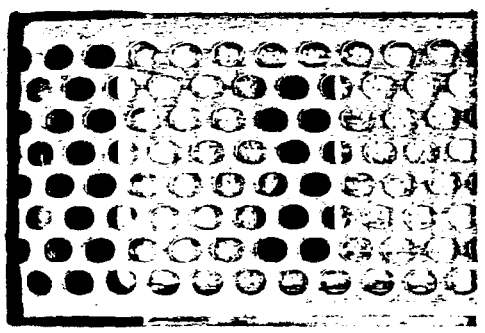
Sworn and subscribed before me on this the 29th day of April, 1998.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Suzanne R. Brody **Eric D. Ward** **3613 Westbrook Avenue** **Nashville, TN 37205**	**SAME**	**104-5-243**

0667 04/30 01:01 03CHECK 767.50



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

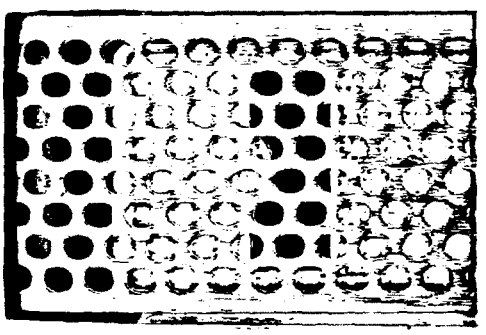
RECEIVED OF _____

FOR _____

BOOK 10908 PG 443

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
			CAHT	
				205000.00
			CON TX	758.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	767.50
			CHECK	767.50
04/30/98	01	13:11	0001	0667



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0431674
IDENTIF. ↑ REFERENCE

98 APR 30 PM 1:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1286752