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

BOOK 10937 PG 795

W & I Ref: (sk) Title No: 39930
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard C. Evans Emily Hattwick 736 Branch Creek Road Nashville, TN 37209	Nashville Bank of Commerce 218 20th Avenue North Nashville, TN 37202

TAX MAP-PARCEL NUMBERS: 103-01-16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 165,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick J. Hollahan, Jr. and wife, Amy W. Hollahan,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Richard C. Evans and spouse, Emily Hattwick,** 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. 35 on the Plan of Brookside Courts Addition, No. 3 of record in Plat Book 1835, page 107, said Register's Office.

SAID Lot No. 35 fronts 70 feet on the southerly margin of Branch Creek Road and extends back 117.5 feet on the easterly line and 127.5 feet on the westerly line to a dead line in the rear, measuring 105 feet thereon.

SUBJECT to and together with Easements for Driveway Purposes of record in Book 5129, page 909, Book 5268, page 676 and Book 5793, page 677, said Register's Office.

BEING the same property conveyed to Patrick J. Hollahan, Jr. and spouse, Amy W. Hollahan, by deed from George William Davis, III and spouse, Stacy A. Davis, of record in Book 8090, page 332, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 107, said Register's Office, which Plan shows a 30 foot minimum building setback line from Branch Creek Road and 15 foot easement for public utility purposes along the rear line(s) with a sewer line lying therein. Mortgage Loan Inspection by John Kohl & Co., P.C., dated May 5, 1998, which discloses neighbor's asphalt drive encroaches onto subject property.

This is improved property, known as: 736 Branch Creek Road, Nashville, TN 37209

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,

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 18th day of May, 1998.

Patrick J. Hollahan, Jr.

Amy W. Hollahan

BOOK 10937 PG 796

State of Tennessee
County of Davidson

On this 18th day of May, 1998, before me the undersigned authority, personally appeared **Patrick J. Hollahan, Jr. and Amy W. Hollahan**, 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: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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: $ 165000.00

Affiant

Sworn and subscribed before me on the 18th day of May, 1998.

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

Notary Public

98 MAY 19 AM 11:22

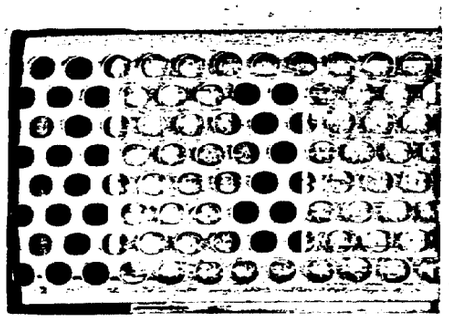
DAVIDSON COUNTY TN.

IDENTIF. & REFERENCE

0439836

9357 05/19 0101 03CHECK 619.5

Widoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

BOOK 10937 PG 797

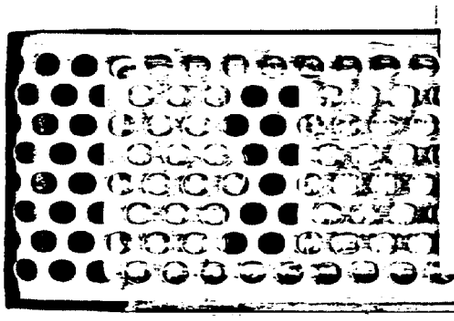
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 165000.00
CON TX 610.50
PRFEE 1.00
~~MDEED 8.00~~
~~TOTAL 619.50~~
CHECK 619.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/19/98 01 11:23 0001 9357



0439836
IDENTIF. # REFERENCE
98 MAY 19 AM 11:22
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1295343