BOOK 10985 PG 181 BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 19 98

Notary Public

My Commission Expires: 3-25-2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Danny D. Wise and wife, Janice D. Wise 807 Willowdale Court Nashville, TN 37220	Norwest Mortgage, Inc. P.O. Box 5137 Des Moines, IA 50306-5137	Map 160-2 Parcel 56

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ethel L. Maloney, a widow**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Danny D. Wise and wife, Janice D. Wise,** ~~hereinafter~~ called Grantee, their heirs and assigns, ~~a~~ certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot No. 2 on the plan of Russellwood Heights, as of record in Book 3842, page 188, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 2 fronts 300 feet on the southerly side of Willowdale Court and extends back 284.6 feet on the westerly line and 310.3 feet on the easterly line, to a line in the rear which measures 281 feet.

Being part of the same property conveyed to , Albert B. Maloney and wife, Ethel L. Maloney, by special warranty deed from W. D. Russell and wife, Virginia C. Russell, of record in Book 4329, Page 907, Register's Office for Davidson County, Tennessee. The said Albert B. Maloney having since died leaving Ethel L. Maloney as sole heir by rights of the entirety.

This conveyance is made subject to: 3448 06/19 0101 03CHECK 1026.50

Taxes for the year 1998 and subsequent, a lien but not yet due and payable.

All matters of record in Book 3842, page 188, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 807 Willowdale Court Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all person 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 MY HAND 17th day of June, 1998.

Ethel L. Maloney
BY:
Donald L. Maloney, Attorney-in-fact

0453015
IDENTIFICATION REFERENCE
98 JUN 19 PM 4:16
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE

BOOK 10985 PG 182

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Donald L. Maloney, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Ethel L. Maloney and who acknowledged that he executed the same as the free act and deed of the said Ethel L. Maloney, by virtue of the General Durable Power of Attorney, duly executed by the Ethel L. Maloney and appearing of record in Book 9766, page 696, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of June, 1998.

ANDREW M. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Notary Public

My commission expires: 3/17/2002

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 10985 PG 183

FOR _____

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 275000.00
CON TX 1017.50
PRFEE 1.00
MDEED 8.00
TOTAL 1026.50
CHECK 1026.50

06/19/98 01 16:16 0001 3448

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0453015
IDENTIFICATION REFERENCE

98 JUN 19 PM 4:16

REGISTER
DAVIDSON COUNTY, TN.

No. 1309281