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: 40096
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen V. McInerney Judith A. McInerney 3206 Hillmeade Ct. Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 158-4-A-115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 106,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel W. Drake, a married man,** hereinafter called the **Grantor**, has bargained and sold, ~~and~~ by these presents does hereby transfer and convey unto **Stephen V. McInerney and spouse, Judith A. McInerney,** 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. 57 on the Plan of Otter Wood, Section Three of record in Book 6900, Pages 788-790, Register's Office for said County.

SAID Lot No. 57 fronts 262.57 feet on the broken easterly margin of Wynstone and extends back 457.74 feet on the northerly line and 472.88 feet on the southeasterly line to point of intersection.

BEING part of the same property conveyed to Daniel W. ~~Drake~~ by Quitclaim deed from Percy Wilkins, Jr., Trustee of record in Book 9775, Page 42, Register's Office for Davidson County, Tennessee. Heidi Drake joins in this conveyance strictly to release any and all marital interest she may have in the above described property.

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 6900, Pages 788-790, said Register's Office, which Plan shows a 10 foot easement for public utility and drainage purposes along the broken front and northerly line(s) of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7260, Page 483, Book 8762, Page 199, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.; An easement for sanitary sewer line purposes granted of record in Book 7474, Page 695, said Register's Office.

In order to and confirm the provisions of the original contract and to further create a record of their agreements and understanding, Grantor and Grantee acknowledge that the Subdivision Plat has been amended through the appropriate planning and zoning authority to remove the Joint User Access Easement which was shown on adjoining lot 58 and was an alternate means of access to Lot 57. Grantee understands that such removal from Lot 58 effectively terminates its availability to the owner of Lot 57. Grantee Joins in execution of this instrument for the purpose of acknowledging and agreeing that this result is as bargained for and hereby waives any rights, present or future, to any claims to such access rights and any and all causes of action based on the termination of access rights over the former Joint User Access Easement.

This is improved property, known as: 11 Wynstone Nashville, TN 37215

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 1st day of July, 1998.

Daniel W. Drake

Heidi Drake

Stephen V. McInerney

Judith A. McInerney

State of Tennessee
County of Davidson

On this 1st day of July, 1998, before me the undersigned authority, personally appeared **Daniel W. Drake** and Heidi Drake, 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

On this 1st day of July, 1998, before me the undersigned authority, personally appeared **Stephen V. McInerney and Judith A. McInerney**, 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: $ 106000.00

Affiant

Sworn and subscribed before me on the 1st day of July, 1998.

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

My Commission Expires: _____ Notary Public

Wldoc: Deed Wty—12/92

98 JUL -2 AM 10:13 REGISTER DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE 04581.33

07/02 0101 03CHECK 403.20

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 106000.00
CON TX 392.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 403.20
CHECK 403.20

07/02/98 01 10:14 0001 8930

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458133
IDENTIF. & REFERENCE

98 JUL -2 AM 10:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1314703