This Instrument Prepared By:
John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:
Delois A. Malone
2550 Hibbitts Road
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP 95
GROUP 8
PARCEL 134

WARRANTY DEED

BOOK 11143 PAGE 105

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tammy Lynn Terwilliger, single** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Delois A. Malone, married,** hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 34, Woodberry Park Subdivision, as shown by plat and survey of record in Plat Book 2133, pages 117-119, of the Register's Office at Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tammy Lynn Terwilliger, unmarried by deed from Estate of Albert E. Terwilliger, III dated June 24, 1998, of record in Book 11020, page 701, Register's Office for Davidson County, Tennessee.

This is improved property known as 2550 Hibbitts Road, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1998, a lien not yet due and payable. Map 95, Group 8, Parcel 134. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1998 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

98 OCT -5 PM 2:53
REGISTER
DAVIDSON COUNTY, TN.

04962 76
IDENTIF. & REFERENCE

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 2297, page 194, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2133, page 117-119, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 45 foot minimum building setback line from Hibbitts Road; health department rules and regulations; a TVA easement on the rear of said lot as depicted on said plat; and a 10 foot easement for public utilities and drainage along the rear and west side line(s) of said property. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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, her heirs and assigns, forever; and,

Grantor does covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of September, 1998.

Tammy Lynn Terwilliger

Tammy Lynn Terwilliger

9691 10/05 0101 03CHECK 292.50

STATE OF TENNESSEE)
COUNTY OF WILSON)

BOOK 11143 PAGE 107

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tammy Lynn Terwilliger, single**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September, 1998.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of September, 1998.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11143 PAGE 108

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 75000.00
CON TX 277.50
PRFEE 1.00
MDEED 12.00
CFEE 2.00
TOTAL 292.50
CHECK 292.50

10/05/98 01 14:54 0001 9691

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0496276
IDENTIF. # REFERENCE

98 OCT -5 PM 2:53
JILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1354961