THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 11151 PAGE 59

WARRANTY DEED

Name and Address of New Owner: **Nicholas F. Varallo, Jr. and Mary Frances Varallo** **301 St. James Park Drive** **Nashville, Tennessee 37215**
Send Tax Bills To: **New Owner**

Street Address of Subject Property:	**Map-Parcel No:**
301 St. James Park Drive	**Map 117-13-0-B**
Nashville, Tennessee 37215	**Parcel 099-00-CO**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GEORGE W. LAYMAN AND WIFE, PATRICIA W. LAYMAN,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **NICHOLAS F. VARALLO, JR. AND WIFE, MARY FRANCES VARALLO,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Abbottsford, of record in Book 6250, pages 419-421, as amended in Book 6591, page 352, Book 6619, page 946, Book 6771, page 683, and Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George W. Layman and wife, Patricia W. Layman by deed from Timothy D. Austin, d/b/a Tim Austin Construction Company, and wife, Jennifer L. Austin, of record in Book 7135, page 401, said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the Plan of record in Book 6250, pages 419-421, as amended in Book 6591, page 352, Book 6619, page 946, Book 6771, page 683, and Book 6800, page 164, Register's Office for Davidson County, Tennessee;

2. Restrictive Covenants of record in Book 6478, page 177, as amended in Book 6530, page 242, Book 6537, page

303, as amended and restated in Book 8106, page 1, and amended in Book 10458, page 810, said Register's Office.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 8th day of October, 1998.

GEORGE W. LAYMAN

PATRICIA W. LAYMAN

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 8th day of October, 1998, before me personally appeared George W. Layman and wife, Patricia W. Layman to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires 7-27-2002

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $525,000.00.

Nicholas A. Vanallo Jr.
Affiant

Subscribed and sworn to before me, this the 8th day of October, 1998.

NOTARY PUBLIC

My commission expires:_____

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires
7-27-2002

1812 10/09 0101 03CHECK 1957.50

98 OCT -9 AM 11:25
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
049825

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 525000.00	
			CON TX 1942.50	
			PRFEE 1.00	
			WDEED 12.00	
			CFEE 2.00	
			TOTAL 1957.50	
			CHECK 1957.50	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/09/98 01 11:27 0001 1812

0498259
IDENTIF. # REFERENCE

98 OCT -9 AM 11:25

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1357059