0506030

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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98 OCT 30 PM 2:06

DAVIDSON COUNTY, TN. GARRETT REGISTER

W & I Ref: (sk) Title No: 40400
Dav. Co. File: Box 8

BOOK 11178 PAGE 654

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lynda R. Woodard 4019 Wallace Lane Nashville, TN 37215	Countrywide Home Loans 718 Thompson Lane, Suite 114 Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 116-16-129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 217,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julia E. B. Bringle , a married woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lynda R. Woodard,** 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. 55 on the Plan of Part I Wallace Subdivision of record in Plat Book 1424, page 16, said Register's Office.

SAID Lot No. 55 fronts 10o feet on the broken westerly margin of Wallace Lane (formerly Vail Avenue) and extends back 216 feet on the northerly line and 227 feet on the southerly line to a dead line in the rear, measuring 126 feet thereon.

BEING the same property conveyed to Julia E.B. Bringle, a single person, by deed from Virginia H. Tipton, a single person, of record in Book 9129, page 633, said Register's Office. Larry E. Douglas joins in this conveyance strictly to release any and all marital interest he may have in the above described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424, Page 16, said Register's Office, which Plan shows a 75 foot minimum building setback line from Wallace Lane (formerly Vail Avenue) and 10 foot easement for public utility purposes along the rear and northerly line(s); Restrictive covenants of record in Book 1303, page 55 and Book 1357, page 303, said Register's Office. Mortgage Loan Inspection by John Kohl & Co., P.C., dated October 22, 1998, which discloses driveway encroaches onto adjacent lot and 10' public utility easement and house violates minimum building setback line.

This is improved property, known as: 4019 Wallace Lane, 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.

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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 29th day of October, 1998.

Julia E. B. Bringle **Larry E. Douglas**

State of Tennessee
County of Davidson

On this 29th day of October, 1998, before me the undersigned authority, personally appeared **Julia E. B. Bringle and Larry E. Douglas**, 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: CHRISTY WILKINS WEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/

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: $ 217,000.00

Affiant

Sworn and subscribed before me on the 29th day of October, 1998.

Notary Public

My Commission Expires: CHRISTY WILKINS WEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/19/2

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

RECEIVED OF _____

FOR _____

BOOK 11178 PAGE 656

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 217000.00
CON TX 802.90
PRFEE 1.00
WDEED 6.00
CFEE 2.00
TOTAL 813.90
CHECK 813.90

10/30/98 01 14106 0001 0064

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0506030
IDENTIF. # REFERENCE

98 OCT 30 PM 2:06
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 136522E