BOOK 11202 PAGE 738

39-B

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

W & I Ref: (gj) Title No: 40460
Dav. Co. File: Box 8

98 NOV 12 PM 2:55
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE
05111937

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Chrstin Wallace Brody Wallace 2948 Glenway Drive Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 142-16-C-059

6344 11/12 0101 03CHECK 780.60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 208000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James M. Frangipane and spouse, Lori W. Frangipane,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chrstin Wallace and spouse, Brody Wallace,** 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. 25 on the Plan of Devon Glen, Phase II of record in Plat Book 7900, page 562, said Register's Office.

SAID Lot No. 25 fronts 66.11 feet on the southeasterly margin of Glenway Drive and extends back 105.50 feet on the northeasterly line and 100.00 feet on the southwesterly line to a dead line in the rear, measuring 66.33 feet thereon.

BEING the same property conveyed to James M. Frangipane and wife, Lori W. Frangipane by deed from Wallace Gillespie d/b/a Wallace Gillespie Contractors of record in Book 9315, page 222, Register's Office for Davidson County, Tennessee.

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 7900, Page 562, said Register's Office, which Plan shows a 15 foot minimum building setback line from Glenway Drive and a 35 foot minimum building setback line from the rear line of said lot, amended to a 17 foot 8 inch minimum building setback line by instrument of record in Book 9147, page 607, said Register's Office together with a designated building site; The Declaration of Covenants, Conditions and Restrictions of record in Book 7517, page 283, Book 7517, page 367 Book 8120, page 402, Book 9492, page 600, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 2948 Glenway Drive, Nashville, Tennessee 37221

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 11th day of November, 1998.

James M. Frangipane

Lori W. Frangipane

State of Tennessee
County of Davidson

On this 11th day of November, 1998, before me the undersigned authority, personally appeared **James M. Frangipane** and **Lori W. Frangipane**, 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 MELISSA INEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/12/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 208000.00

Affiant

Sworn and subscribed before me on the 11th day of November, 1998.

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

Notary Public

My Commission Expires: 9-29-2001

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11202 PAGE 740

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 208000.00
CON TX 769.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 780.60
CHECK 780.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/9/98 CC 4155 0001 6344

05/1937
IDENTIF. ↑ REFERENCE

98 NOV 12 PM 2:55
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1371448