FILE BOX-9B
First Title & Escrow Company, Inc.
#16268

BOOK 11386 PG. 190

BOX 44

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $272,500.00.

Affiant

Subscribed and sworn to before me, this 11th day of March, 1999.

Notary Public

My Commission Expires: 9/18/99

Address New Owner As Follows:
Linda Diane Brady
1932 Otter Creek Road
Nashville, TN 37215

Send Tax Bills To:
Suntrust Bank,
Nashville, N.A.
P.O. Box 305110
Nashville, TN 37230-5110

Map-Parcel Number:
144-12-006
FH 12340

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP R. WALLACE and CARROLL V. WALLACE, his wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LINDA DIANE BRADY**/unmarried hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Otter Creek Estates, Section I, as of record in Book 2331, page 157, Register's Office for said County.

Said Lot No. 4 begins at a point in the Northeast margin of Otter Creek Road, the common front corner of Lots 3 and 4; thence northeasterly along the line between said lots, 235.9 feet to a point; thence South 39 degrees 52 minutes East 214.8 feet to a point in the Northwest margin of Ashland Drive; thence with the margin of the same, in a Southwesterly direction 213.6 feet to a concrete monument, the beginning of a curve; thence around said curve in a westerly direction 39.3 feet to a concrete monument in the northeast margin of Otter Creek Road; thence with the margin of the same, North 195 feet to the point of beginning.

Being the same property conveyed by Warranty Deed dated August 1, 1983, from Donald L. Wuertz and wife, Patricia A. Wuertz to Phillip R. Wallace and Carroll V. Wallace, his wife, said warranty deed recorded on August 5, 1983 at Book 6109, page 812, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 2634, page 439, amended in Book 4758, page 870, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2331, page 157, Register's Office for said County.

This is improved property known as 1932 Otter Creek Road, 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, her heirs and assigns, forever; and we covenant with the said Grantee that we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 11th day of March, 1999.

Phillip R. Wallace

Carroll V. Wallace

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip R. Wallace, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of March, 1999.

Notary Public

My Commission Expires: 11/27/99

0020606.01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carroll V. Wallace, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of March, 1999.

Notary Public

My Commission Expires: 4/26/99

0561783

IDENTIF. A REFERENCE

99 MAR 16 AM 10:21

RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN.

$315 03/16/99 0101 02CHECK 1023-25

0020606.01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK **11386** PG. **193**

05611783

IDENTIF. # REFERENCE

99 MAR 16 AM 10:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	AMT
	272500.00
CON TX	1008.25
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1023.25
CHECK	1023.25

03/16/99 01 10:21 0001 9315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438442