Box 62

This instrument prepared by:
SHERRARD & ROE, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219

99 MAR 26 AM 10:46

05782145

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Mr. Keith E. Blaydes P. O. Box 158774 Nashville, TN 37215	Same	Map 158-04-0-A /Parcel 42

BOOK 11446 PG. 144

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, T. C. Summers and wife, Charlotte H. Summers, (hereinafter referred to as the "Grantors"), do hereby, transfer and convey unto Keith E. Blaydes (hereinafter referred to as the "Grantee"), certain real estate being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See Exhibit "A" attached.

$51.50

The Property conveyed hereby shall be subject to the covenants, easements and restrictions set forth in the Declaration of Protective Covenants, Conditions and Restrictions for Otter Wood of record in Book 7260, page 483, as amended in Book 8762, page 199, in the Register's Office for Davidson County, Tennessee (hereinafter referred to as the "Restrictive Covenants"). The Restrictive Covenants shall be covenants running with the land, and shall be binding upon and inure to the benefit of the respective heirs, executors, successors and assigns of the Grantee herein and all persons claiming by, through or under the Developer named in the Restrictive Covenants or its designated successors. By acceptance of this deed, the Grantee agrees to take title to the Property subject to the Restrictive Covenants and shall be deemed to have assented to the same.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's heirs, successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 1999 and subsequent years.
2. Subject to applicable zoning and building requirements and all visible easements and encroachments.

3. Declaration of Protective Covenants, Conditions and Restrictions for Otter Wood, Section Two of record in Book 7260, page 483, as amended in Book 8762, page 199, Register's Office for Davidson County, Tennessee.

4. All matters shown on the Plat of Otter Wood, Section Two of record in Plat Book 6900, page 461, as amended in Plat Book 6900, pages 598, 599, 600, 601 and 602, and to add common space in Plat Book 9700, page 529, and in Plat Book 8250, page 859, in the Register's Office for Davidson County, Tennessee.

Excepting only the Permitted Exceptions, Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantors have executed this deed on the 23 of April, 1999.

T. C. Summers

Charlotte H. Summers

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared T. C. Summers and wife, Charlotte H. Summers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 23rd day of April, 1999.

Linda K. Koon
Notary Public

My Commission Expires:
3/23/02

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $225,000.00 and no other monetary consideration.

Ruth S Boyd
AFFIANT

Sworn to and subscribed before me this 23 day of April, 1999.

Linda K. Koon
Notary Public

My Commission Expires:
3/23/02

179059.01 2200-0001

Exhibit "A"

Land located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 80, on the Plat of Otter Wood, Section Two, of record in Plat Book 6900, page 461, as revised in Plat Book 6900, pages 598-602, Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts 186.51 feet on the southwesterly margin of Valhalla and extends back 306.57 feet on the southeasterly line and 271.0 feet on the northwesterly line to a dead line in the rear measuring 157.05 feet thereon.

Being the same property conveyed to T. C. Summers and wife, Charlotte H. Summers. By deed from Otter Wood, Ltd. Of record in Book 7414, page 907, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11446 PG. 148

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

0578245

INSTRUMENT REFERENCE

99 APR 26 AM 10:46

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

	CAMT
	225000.00
CO/ TX	832.50
PRFEE	1.00
WHEED	16.00
CFEE	2.00
TOTAL	851.50
CHECK	851.50

04/26/99 01 10:49 0001 6812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1476749