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@home.com

W & I Ref: (st) Title No: 41229
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Judith M. Grace Robert W. Grace 6011 Jocelyn Hollow Road Nashville, TN 37205	Same

TAX MAP-PARCEL NUMBERS: 115-1-25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 166000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffery S. Wyatt and spouse, Kimberly D. Wyatt,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Judith M. Grace and spouse, Robert W. Grace,** 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. 2 on the Plan of Glennwood - Section II of record in Book 2854, page 18, Register's Office for said County.

SAID Lot No. 2 front 176.0 feet on the easterly margin of Rodney Drive and extends back 245.6 feet on the northerly line and 236.1 feet on the southerly line to a dead line in the rear, measuring 176.0 feet thereon.

BEING the same property conveyed to Jeffrey S. Wyatt and wife, Martha G. Wyatt by deed from Mary Claire Bradshaun, a single person, of record in Book 6818, page 803, Register's Office for Davidson County, Tennessee. Martha G. Wyatt has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2854, Page 18, said Register's Office, which Plan shows a 40 foot minimum building setback line from Rodney Drive and 10 foot foot easement for public utility purposes along the rear line line(s)

This is improved property, known as: 920 Rodney Drive, Nashville, TN 37205

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 13th day of September, 1999.

Jeffery S. Wyatt

Kimberly D. Wyatt

State of Tennessee
County of Davidson

On this 13th day of September, 1999, before me the undersigned authority, personally appeared **Jeffery S. Wyatt** and **Kimberly D. Wyatt**, 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: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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: $ 166000.00

Affiant

Sworn and subscribed before me on the 13th day of September, 1999.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

0679712
COMPARED WITH REFERENCE
99 SEP 21 PM 12:50
0720 09/21 0101 03CHECK 625.20
Widoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11669 PAGE 888

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

0637972

99 SEP 21 PM 12:50

CAMT 166000.00
CON TX 614.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 625.20
CHECK 625.20

09/23/99 01 12:53 0001 0720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1518664