BOOK 11684 PAGE 740

STATE OF TENNESSEE 8077-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Brian Keith Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 19 99.

Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/25/03

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Keith Ward	Bank of America, N.A.	134-05-57
(NAME)	(NAME)	
3500 Donna Kay Drive	P.O. Box 26388	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37211	Richmond, VA 23260-6388	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Mathew R. Britain and Carrol H. Britain, both married

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brian Keith Ward, a single person

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

See exhibit A attached hereto and made a part hereof.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 OCT -1 PM 2:41
[illegible] REGISTER
DAVIDSON COUNTY, TN.

06184 1

[illegible] REFERENCE

This is improved property known as 3500 Donna Kay Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hands this 30th day of September, 19 99.

Mathew R. Britain

Candice Britain Attorney in Fact

Carrol H. Britain by Mathew R. Britain Attorney in Fact

Carrol H. Britain by his Attorney-In-Fact
Mathew R. Britain

Vickie Britain by Mathew R. Britain

Vickie Britain by her Attorney-In-Fac
Mathew R. Britain

99 OCT 01 0701 CHECK
318.40

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Mathew R. Britain and ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ wife, Candice Britain the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 30th day of September, 19 99.

My commission expires 1/25/03

Notary Public Mark A. Ellmore, Jr.

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of September, 1999 before me the undersigned Notary Public, personally appeared Mathew R. Britain, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Carrol H. Britain and wife, Vickie Britain acknowledged that he executed the same as the act of his principal(s) for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public: Mark A. Ellmore, Jr.

January 25, 2003
My commission expires:

NOTARY PUBLIC AT LARGE

File No.: 8077-M

ATTACHMENT

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Section Three, Addition to Greenwood Hills, of record in Book 5200, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Mathew R. Britain and Carrol H. Britain, as joint tenants with right of surviorship by deed from Daniel L. Warner and wife, Lisa K. Warner, filed of record in Book 9535, page 225, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Vickie Britain, spouse of Carrol H. Britain, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

Candice Britain, spouse of Mathew R. Britain, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

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

0641841

IDENTIFICATION REFERENCE

99 OCT -1 PM 2:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT	82000.00
CON TX	303.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	318.40
CHECK	318.40

10/01/99 01 14:44 0001 4831

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522728