Instr:200007170070328 Page: 1 OF 3
REC'D FOR REC 07/17/2000 2:15:37PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1018.15

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Larry D. Drake	New Owner	
2206 Franklin Road		Map 105-04-0
Nashville, TN 37204		Parcel 1-17.00

[This instrument prepared by: Robert J. Notestine, III, Attorney,
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.
10171 26B

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, John G. Brevard, a married person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Larry D. Drake, a married person (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A

Being the same property conveyed to John G. Brevard by Warranty Deed from John A. Crawford of record in Book 11585, page 83, Register's Office for Davidson County, Tennessee.

The above real described real property is not the homestead of John G. Brevard or Donna Brevard and never has been and is investment property owned by John G. Brevard.

This description was the same as was used in the last deed of record.

This conveyance is subject to a Deed of Trust executed by John Crawford to Gerald F. Nicely, Trustee for Metropolitan Development Housing Agency of record in Book 10776, page 460, said Register's Office for Davidson County, Tennessee for the principal sum of $80,000.00, which the grantee agrees to assume and pay and Deed of Trust executed by John G. Brevard and wife, Donna Brevard to John T. Flaugher, Trustee for Franklin National Bank of record in Book 11585, page 89 and Subordination Agreement in Book 11585, page 95, said Register's Office for Davidson County, Tennessee for the principal sum of $212,000.00, which the grantee agrees to assume and pay.

This conveyance is subject to:

1. Taxes for the year 2000 and subsequent years.
2. Plan of record in Plat Book 57, page 84, said Register's Office for Davidson County, Tennessee.
3. Loan Assumption Agreement of record in Book 11585, page 87, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 33 Shepard Avenue, Nashville, Tennessee 37210.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $275,175.34.]
[ ]
[Affiant]
[ ]
[Subscribed and sworn to before me this]
[11th day of July, 2000.]
[ ]
[Notary Public]
[My Commission Expires November 29, 2003]
[ ]

AMY D. JOINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 29, 2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor do covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 11th day of July, 2000.

John G. Brevard

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John G. Brevard**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of July, 2000.

NOTARY PUBLIC

My Commission Expires: 11/29/03

AMY D. JOINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 29, 2003

Exhibit "A"

LAND in Davidson County, Tennessee, described as follows: To-Wit:

BEING Lot No. 1 and the south 26 feet of the north 69 feet of the west 2 feet of Lot No. 2 of Trimble's Addition, as of record in Book 57, Page 84, Register's Office for said County, described according to a survey made by John M. Sullivan, surveyor, dated January 16, 1964, as follows:

BEGINNING at a point in the southerly margin of Shepard Street, the common front corners of Lots Nos. 1 and 2; thence with the lines between the said lots, southwardly 43 feet; thence eastwardly 2 feet; thence southwardly 26 feet; thence westwardly 2 feet to the line between Lots 1 and 2; thence with the said lot lines, southwardly 87 feet to the corners of Lots 1 and 2, in the north margin of an alley; thence with said alley, and the rear line of Lot No. 1, westwardly 124 feet to the easterly margin of John Street; thence with the said margin of John Street northwardly 156 feet to the southeast corner of the intersection of John Street and Shepard Street; thence with the southerly margin of Shepard Street, eastwardly 124 feet to the point of beginning.

INCLUDED in this conveyance but NOT INCLUDED in the description above is a tract of land created by the closing of an alley by Nashville City Ordinance No. 60-133 which conveyed the land to the center line of the alley as an addition to the above described tract.