PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Instr:200007210072318 Page: 1 OF 2
REC'D FOR REC 07/21/2000 2:23:09PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $961.63

W & I Ref: (st) Title No: 41795
Dav. Co. File: ~~Box 8~~

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kline W. Alexander Melissa R. Ballengee 4124 Wallace Lane Nashville, TN 37215	Southeastern Mortgage of Tennessee, Inc. 115 29th Ave. S. SAME Nashville, Tennessee 37212

TAX MAP-PARCEL NUMBERS: 116-16-148

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 259,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara Susan Taylor, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Klint W. Alexander and spouse, Melissa R. Ballengee,** 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. 33 on the Plan of Vailwood Heights of record in Plat Book 1835, Page 32, Register's Office for said County.

Said Lot No. 33 fronts 114.2 feet on the easterly margin of Wallace Lane and extends back 397.8 feet on the northerly line and 372.5 feet on the southerly line to a dead line in the rear, measuring 134.2 feet thereon.

Being the same property conveyed to Barbara Susan Taylor by deed from John David Nichols and wife, Barbara P. Nichols of record in Book 8450, Page 108, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to; taxes for the year 2000 and subsequent years; Restrictions of record in Book 1318, Page 332, said Register's Office; The Plan of record in Plat Book 1835, Page 32, said Register's Office, shows an owner's certificate, a 87 foot minimum setback line from Wallace Lane and a 10 foot easement for public utility purposes along the rear line of said lot; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 6869, page 656, said Register's Office.
This is improved property, known as: 4124 Wallace Lane, 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, 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 10th day of July, 2000.

Barbara Susan Taylor

State of Tennessee
County of Davidson

On this 10th day of July, 2000, before me the undersigned authority, personally appeared **Barbara Susan Taylor**, 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: 5/30/04

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

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: $ 259,900.00

Affiant

Sworn and subscribed before me on the 10th day of July, 2000.

MEGAN AREAS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN My Commission Expires May 8, 2004

Notary Public

My Commission Expires: