THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
James D. Weatherly
4204 Farrar Ave.
Nashville, TN 37215

MORTGAGEE:
Citizens and Southern
Mortgage Corporation
P.O. Box 656
Tucker, GA 30085-0656

MAP-PARCEL NUMBERS:
MAP 131-02
PARCEL 188
16DA-27925

WARRANTY DEED

BOOK 7917 PAGE 790

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Holger H. Herwig and wife, Lorraine P. Herwig hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James D. Weatherly, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 15, Block 4 on the plan of Overton Hills, of record in Book 843, page 66, Register's Office for said County.

SAID Lot No. 15 of Block 4 fronts 100 feet on the northeasterly margin of Farrar Avenue and extends back 198.3 feet on the northwesterly line and 230 feet on the southeasterly line to a broken line in the rear, measuring 107 feet thereon.

BEING the same property conveyed to Holger H. Herwig and wife, Lorraine P. Herwig by deed from John Webster Wade and wife, Mary Moody Wade of record in Book 5240, page 143, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Holger H. Herwig and wife, Lorraine P. Herwig by Henry H. Gildemeister as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herwith.

This is (~~un~~)improved property, known as 4204 Farrar Ave., 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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 16th day of August, 19 89.

Lorraine P. Herwig by: Henry H. Gildemeister, Attorney in Fact

Holger H. Herwig by: Henry H. Gildemeister, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 178,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 16th day of August, 1989.

My Commission Expires: Oct 9, 1991

_____
Notary Public

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 Henry H. Gildemeister, 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 on behalf of Holger H. Herwig and wife, Lorraine P. Herwig as their Attorney in Fact as the free act and deed of the within named Holger H. Herwig and wife, Lorraine P. Herwig.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of August, 1989.

_____
Notary Public

My Commission Expires: Oct 9, 1991

WARRANTY DEED

from:
Holger H. Herwig and wife, Lorraine P. Herwig

to:
James D. Weatherly, unmarried

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Henry H. Goldsmith

Affiant

Sworn to and subscribed before me this 16th day of August, 19 89.

Notary Public

My Commission Expires: Oct 9, 1991

58859

IDENTIF. REFERENCE

AUG 17 3 32 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON CO. TN.
08/17/89 03:32:01 PM CHECK
6920 597.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7917 PAGE 793

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 178000.00
				CON TX 587.40
				PRFEE 1.00
				WDEED 9.00
				TOTAL 597.40
				CHECK 597.40
08/17/89	01			15:34 0001 6920

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5859

IDENTIF. REFERENCE

AUG 17 3 32 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No.