This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
231 Public Square, Suite 302
Franklin, TN 37064
(615) 794-7466

BOOK 9940PG369

ADDRESS NEW OWNER:
Gerald E. Webber and Trey F. Webber
4310 Colorado Avenue
Nashville, TN 37209

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Republic Mortgage Corporation
3310 West End Avenue, Ste. 480
Nashville, Tennessee 37203

MAP AND PARCEL:
MAP 103-4
PARCEL 243
25WO5690

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lee Stinson, Susan McPherson, Charles W. Stinson and Janice Grant, only heirs to the Estate of Thelma Ann Stinson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gerald E. Webber and wife, Trey F. Webber, tenancy by the entirety , 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:

BEING land in Davidson County being Lot No. 31 on the Plan of West End Annex, as subdivided by the Sylvan Park Land Company, as of record in Book 332, Page 61, Register's Office for said County.

Said lot No. 31 fronts 100 feet on the northerly side of Colorado Avenue, formerly 9th street or avenue and runs back between parallel lines 162.9 feet more or less to an alley.

Being the same property conveyed to Thelma Ann Stinson , by deed from F. Elmo Evans and Virginia Lee Evans Grimes of record in Book 4637, Page 692, Register's Office for Davidson County, Tennessee. Said Thelma Ann Stinson is now deceased.

This is the same description as in previous deed of record.

This conveyance is subject to Plan of record in Book 332, Page 61, said Register's Office.

This is improved property known as 4310 Colorado Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gerald E. Webber and wife, Trey F. Webber, their heirs and assigns, forever; and we, Lee Stinson, Susan McPherson, Charles W. Stinson and Janice Grant, only heirs to the Estate of Thelma Ann Stinson 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Witness our hands this the 1st day of February, 1996.

Lee Stinson, Heir of Thelma Ann Stinson

Susan McPherson, Heir of Thelma Ann Stinson

Charles W. Stinson, Heir of Thelma Ann Stinson

Janice Grant, Heir of Thelma Ann Stinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9940 PG 370

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lee Stinson, Susan McPherson, Charles W. Stinson and Janice Grant, as heirs of the Estate of Thelma Ann Stinson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of February, 1996.

NOTARY PUBLIC
My Commission Expires MAY 23, 1998

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 113,000.00.

AFFIANT

Subscribed and sworn to before me this 1st day of February, 1996.

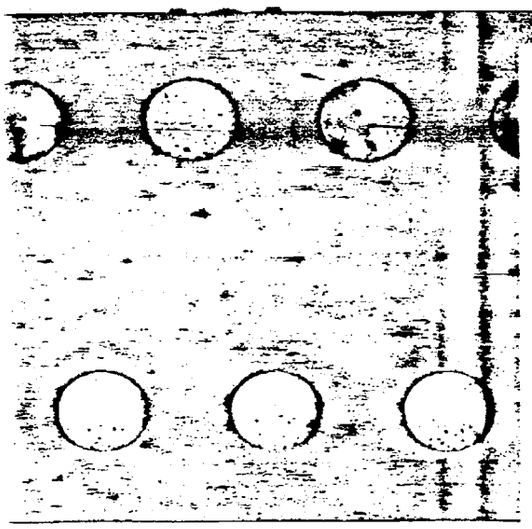
NOTARY PUBLIC
My Commission Expires:

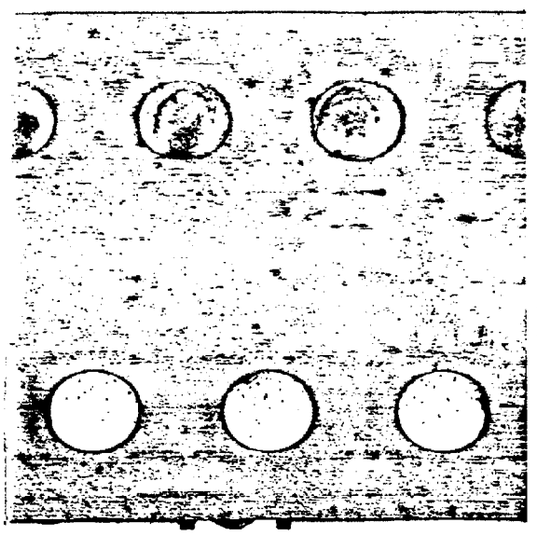
ANGELA K. BOSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 1998

96 FEB -7 AM 9:08
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0147947
IDENTIFICATION REFERENCE

538B 02/07 0101 03CHECK 427.10





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

RECEIVED OF _____

FOR _____

BOOK 9940 PG 371

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
113000.00
CON TX 418.10
PRFEE 1.00
WDEED 8.00
TOTAL 427.10
CHEC 427.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/07/96 01 09:09 0001 5388

0147947
IDENTIF. # REFERENCE

96 FEB -7 AM 9:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1003610