BOOK 10076 PG 257

Bk 1

PROPERTY TAX INFORMATION:

OWNER: Steven J. and Terri T. Webb
2929 High Ridge Dr.
Nashville, TN 37217

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

SANDRA Y. TAYLOR, Attorney
107 North Maple Street
Murfreesboro, TN 37130

Map 150.3
Parcel 449

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the undersigned, JON THIBODEAU and wife, CYNTHIA E. THIBODEAU, have bargained and sold and do hereby transfer and convey unto STEVEN J. WEBB and wife, TERRI T. WEBB, their heirs and assigns, forever, that certain tract or parcel of real estate situated in the 2nd Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Harbor Landing, Section Three as of record in Plat Book 6900, page 348, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.
>
> Being the same property conveyed to Jon Thibodeau and wife, Cynthia E. Thibodeau by deed from Roussel Construction Co., Inc. and being of record in Book 7591, page 158 of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to all matters shown on the plat of record in Plat Book 6900, page 348; to Restrictive Covenants of record in Book 6319, page 65; and to any and all easements and set back lines, etc. applicable to said property which are of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that the same is unencumbered, except by lien of the 1996 property taxes which are being prorated between the parties hereto with the Grantors paying to the Grantees their proportionate share and the Grantees assuming and agreeing to pay the same in full when due.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS this the 30th day of May, 1996. BOOK 10076 PG 258

Jon Thibodeau By

Jon Thibodeau

By: Ted Sauls, POA

Ted Sauls, Attorney-in-Fact

Cynthia E. Thibodeau By

Cynthia E. Thibodeau

By: Ted Sauls, POA

Ted Sauls, Attorney-in-Fact

STATE OF TENNESSEE)
SS
COUNTY OF Rutherford)

Personally appeared before me, a Notary Public in and for said county and state, the within named Ted Sauls, personally known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing (Warranty Deed) instrument for the purposes therein contained; and the said Ted Sauls, to me known to be the person who executed the foregoing (Warranty Deed) instrument on behalf of Jon Thibodeau and Cynthia E. Thibodeau, acknowledged that he executed the same as the free act and deed of said Jon Thibodeau and Cynthia E. Thibodeau and for the purposes therein contained by virtue of a power of attorney duly executed by the said Jon Thibodeau and Cynthia E. Thibodeau and appearing of record in Book 10076, Page 255, Register's Office of Davidson County, Tennessee.

WITNESS MY HAND at office this 30th day of May, 1996.

Notary Public

My Commission Expires: 3/13/96

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $114,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer Davenport
AFFIANT

Sworn to and subscribed before me, on this 29th day of May, 1996.

Lori Holloway
NOTARY PUBLIC

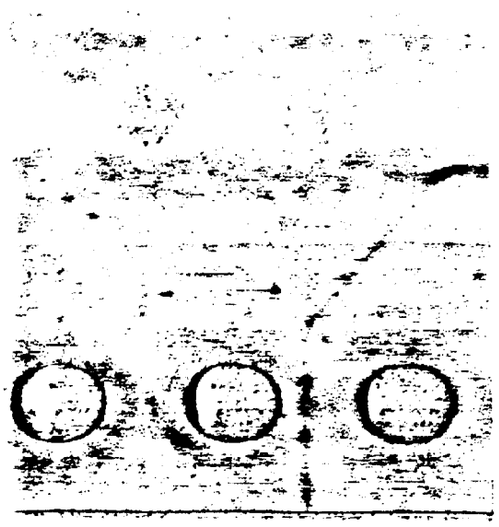
My Commission Expires: _____

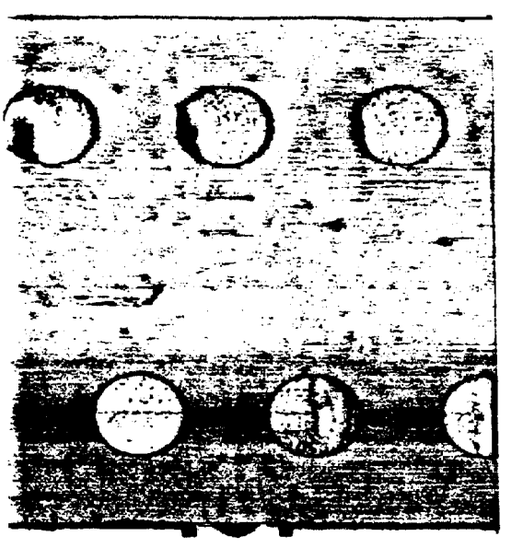
LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-5-99

0189461
IDENTIF. & REFERENCE

96 JUN -5 PM 1:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECEIVED TAX
430.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10076 PG 259

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
				114000.00
				CON TX 421.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 430.80
				CHECK 430.80
			06/05/96	01 13:37 0001 9933

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189461
IDENTIF. ↑ REFERENCE

96 JUN -5 PM 1:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047796