PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10385 PG 35

W & I Ref: (jb) Title No: 38548
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Claud E. Westbrook, III Terri W. Westbrook 8021 Claytie Circle Nashville, Tennessee 37221	SUNTRUST BANK, NASHVILLE, N. A. 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 141-15-D-88

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 249900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **G. Scott Goyer and spouse, Devon Jaye Goyer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Claud E. Westbrook, III and spouse, Terri W. Westbrook,** 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. 88 on the Plan of Resubdivision of Lots 88 and 89, "Sheffield" on the Harpeth, Phase II of record in Plat Book 6900, Page 976, Register's Office for said County.

SAID Lot No. 88 fronts 93.50 feet on the broken westerly margin of Claytie Circle and extends back 138.86 feet on the southerly line and 141.26 feet on the northerly line to a broken line in the rear, measuring 78.57 feet thereon.

BEING the same property conveyed to G. Scott Goyer and wife, Devon Jaye Goyer by deed from Phillips Builders, Inc., of record in Book 8383, Page 100, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6925, Page 900, Book 7145, Page 954, Book 7145, Page 964, Book 8505, Page 598, Book 8747, Page 97, and Book 9313, Page 806, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of G. Scott Goyer by Devon Jaye Goyer as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 8021 Claytie Circle, Nashville, Tennessee 37221

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 14th day of March, 1997.

G. Scott Goyer

G. Scott Goyer, By: Devon Jaye Goyer, Atty-In-Fact

Devon Jaye Goyer

Devon Jaye Goyer

State of Tennessee
County of Davidson

On this 14th day of March, 1997, before me the undersigned authority, personally appeared **Devon Jaye Goyer**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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: $ 249900.00

Affiant

Sworn and subscribed before me on the 14th day of March, 1997.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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 **Devon Jaye Goyer**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **G. Scott Goyer**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of March, 1997.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: G. Scott Goyer and Devon Jaye Goyer

TO: Claud E. Westbrook, III and Terri W. Westbrook

AFFIDAVIT

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.

References to the singular include the plural, when applicable.

Devon Jaye Goyer

Devon Jaye Goyer, Affiant

Sworn to and subscribed before me this

14th day of March, 1997.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

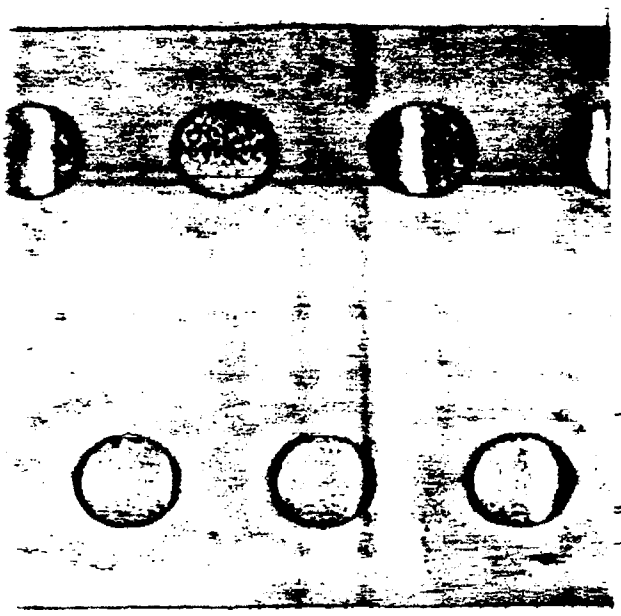
My Commission Expires:_____

My Commission Expires 9/18/99

8772 03/19 0101 02CHECK 937.63

97 MAR 19 PM 12:33
FELIX A. WISCHUSEN REGISTER
DAVIDSON COUNTY, TN.

0284554
IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10385 PG 38

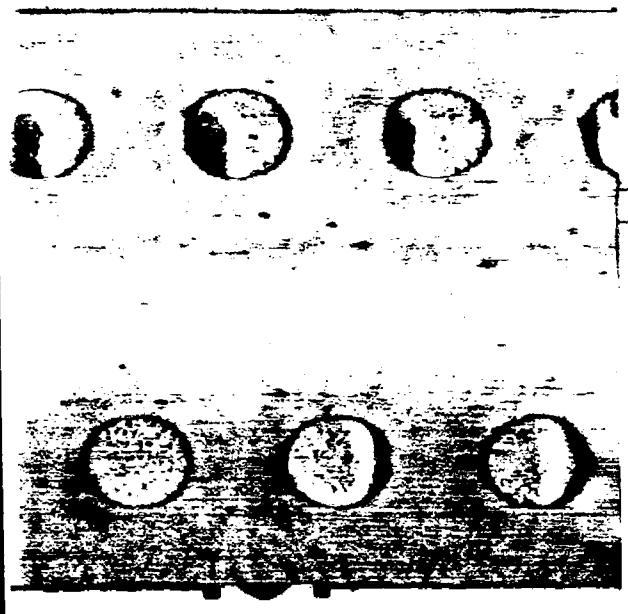
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
249900.00
CON TX 924.63
PRFEE 1.00
WDEED 12.00
TOTAL 937.63
CHECK 937.63

03/19/97 01 12:32 0001 8772

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0284554
IDENTIF. & REFERENCE

97 MAR 19 PM 12:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1129092