0382476

IDENTIF. & REFERENCE

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

97 DEC 19 PM 3:37

REGISTER
FELIX ... DAV... CO. TN.

W & I Ref: (sk) Title No: 39473
Dav. Co. File: Box 8

BOOK 10729 PG 576

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Diane Wilkerson 8032 Claytie Circle Nashville, TN 37221	First American National Bank P.O. Box 305048 Nashville, TN 37230-5048

TAX MAP-PARCEL NUMBERS: 141-15-D-103

WARRANTY DEED

3774 12/19 0101 03CHECK 738.20

FOR AND IN CONSIDERATION of the sum of **$ 196,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H. Brooks Morgan and spouse, Ruth P. Morgan,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Diane Wilkerson,** 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. 103 on the Plan of Resubdivision of Lots 102, 103, 125, 126 "Sheffield" on the Harpeth Phase II of record in Book 7900, Page 295, Register's Office for said County.

SAID Lot No. 103 fronts 80.00 feet on the northeasterly margin of Claytie Circle and extends back between parallel lines 130 feet to a dead line.

BEING the same property conveyed to H. Brooks Morgan and wife, Ruth P. Morgan by deed from Joyce A. Kramzer, unmarried of record in Book 10418, Page 519, Register's Office for Davidson County, Tennessee.

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

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, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of H. Brooks Morgan and Ruth P. Morgan by Dan Stewart as their 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: 8032 Claytie Circle, Nashville, TN 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.

BOOK 10729 PG 577

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 18th day of December, 1997.

H. Brooks Morgan

H. Brooks Morgan, By: Dan Stewart , Atty-In-Fact

Ruth P. Morgan

Ruth P. Morgan, By: Dan Stewart, Atty-In-Fact

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 196000.00

Diane Nicholson

Affiant

Sworn and subscribed before me on the 18th day of December, 1997.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

State of Tennessee
County of Davidson

BOOK 10729 PG 578

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dan Stewart, 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 **H. Brooks Morgan and Ruth P. Morgan**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of December, 1997.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: H. Brooks Morgan and Ruth P. Morgan

TO: Diane Wilkerson

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(s) 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 a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Dan Stewart, Affiant

Sworn to and subscribed before me this
18th day of December, 1997.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10729 PG 579

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
196000.00
CON TX 725.20
PRFEE 1.00
WDEED 12.00
TOTAL 738.20
CHECK 738.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/15/97 01 15:45 0001 3774

03824 76
IDENTIFICATION REFERENCE

97 DEC 19 PM 3:37

REGISTER
DAVIDSON COUNTY, TENN.
FELIX Z.

No. 1234507