10787:694

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,880.36

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 19 98

Notary Public

MY COMMISSION EXPIRES: 12/6/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Wilson & Weiss Title Asso., 7100 Executive Center Dr. #150, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond M. Webster (NAME)	Bank of America FSB (NAME)	108-16-119
1420 Trade Winds Court (ADDRESS)	10600 Valley View Street (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Cypress, California 90630 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas W. Fuhrer and Yvonne S. Fuhrer, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond M. Webster

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:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section IV, Lakeview Hills, of record in Plat Book 5200, page 642, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being that same property conveyed to Thomas W. Fuhrer and wife, Yvonne S. Fuhrer by deed from James P. Knight of record in Book 8923, Page 233, said Register's Office.

This conveyance is made subject to all matters on the plat of record in Plat Book 5200, page 642, Easements of record in Book 5856, Page 84 and Book 8332, Page 976, restrictions of record in Book 6431, page 298, said Register's Office.

This conveyance is made subject to a Deed of Trust of record in Book 7325, Page 729, said Register's Office which the Grantee herein assumes and agrees to pay by accepting delivery hereof. The Grantor hereby transfers to the Grantee all right, title and interest which the Grantor has in and to that certain escrow account held by the Holder of the indebtedness secured by the aforementioned Deed of Trust. Further, subject to a Deed of Trust of record in Book 8923, page 236, said Register's Office which secures the performance of Thomas W. Fuhrer and wife, Yvonne S. Fuhrer under the terms of an Indemnity Agreement benefiting James P. Knight.

unimproved ( )
This is improved (X) property, known as 1420 Trade Winds Court, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 2nd day of February, 19 98

Thomas W. Fuhrer

Thomas W. Fuhrer

Yvonne S. Fuhrer

Yvonne S. Fuhrer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BK/PG 10787/695

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas W. Fuhrer and Yvonne S. Fuhrer, husband and wife

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of February, 19 98.

Commission expires 12/6/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Thomas W. Fuhrer and Yvonne S. Fuhrer, husband and wife

TO

Raymond M. Webster

RETURN TO:

Wilson & Weiss Title Asso.
7100 Executive Center Dr. #150
Brentwood, TN 37027

10787 PG 696

0398761

IDENTIF. # REFERENCE

98 FEB -9 PM 1:06

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1294 02/09 0101 03CHECK 338.

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

RECEIVED OF _____

FOR _____ BOOK 10787 PG 697

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 87880.36
CON TX 325.16
PRFEE 1.00
WDEED 12.00
TOTAL 338.16
CHECK 338.16

02/09/98 01 13:07 0001 1294

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0398761
IDENTIF. ↑ REFERENCE

98 FEB -9 PM 1:06
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No.1251834