0430718 Box 8

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

W & I Ref: (fh) Title No: 39533
Dav. Co. File: Box 8

98 FEB 13 PM 1:51

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

BOOK 10794 PG 730

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sarah Hailey Husband Hirst B. Mark Hirst 1108 Brookmeade Drive Nashville, TN 37204	First Trust Mortgage Company 6525 Quail Hollow, Suite 300 Memphis, TN 38120

TAX MAP-PARCEL NUMBERS: 131-04-257

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 130,330.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Heirs at Law of Marjorie Odil Garrett,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah Hailey Husband Hirst and spouse, B. Mark Hirst,** 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. 19 on the Plan of Duncanwood of record in Plat Book 1424, Page 139, Register's Office for said County.

SAID Lot No. 19 fronts 80 feet on the easterly margin of Brookmeade drive and extends back 312.2 feet on the northerly line and 256.9 feet on the southerly line to a dead line in the rear, measuring 168 feet thereon.

BEING the same property conveyed to Bernard F. Garrett and wife, Marjorie O. Garrett by deed from Woodhaven Homes, Incorporated of record in Book 1914, Page 235, Register's Office for said County. The said Bernard F. Garrett and Marjorie O. Garrett have since died, intestate with Bernard F. Garrett predeceasing Marjorie O. Garrett. Letters of Administration of record in Minute Book 420, Page 479, Probate Court Clerks Office for Davidson County, Tennessee.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This conveyance is subject to a sanitary sewer easement granted to the City of Nashville of record in Book 3372, Page 188, said Register's Office.

This instrument is executed on behalf of The Heirs at Law of and Marjorie Odil Garrett by Jean O. Hoffman 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: 1108 Brookmeade Drive, Nashville, TN 37204

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 6th day of February, 1998.

Sarah O. McNamee By: Jean O. Hoffman, Atty-In-Fact

Ciciley O. Selley By: Jean O. Hoffman, Atty-In-Fact

Benjamin H. Bracy By: Jean O. Hoffman, Atty-In-Fact

Anne Bonds By: Jean O. Hoffman, Atty-In-Fact

Barbara Odil By: Jean O. Hoffman, Atty-In-Fact

Jean O. Hoffman, individually and as Executrix for the Estate of Marjorie Odil Garrett

State of Tennessee
County of Davidson

Before me the undersigned authority, personally appeared **Jean O. Hoffman**, 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 of the same as a free act and deed.

Witness my hand and official seal on 2-6, 1998

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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 130,330.00

Affiant

Sworn and subscribed before me this 6th day of February, 1998.

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jean O. Hoffman**, 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 **Sarah O. McNamee, Ciciley O. Selley, Benjamin H. Bracy, Barbara Odil and Anne Bonds**, 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 6th day of February, 1998.

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: The Heirs at Law of Marjorie Odil Garrett

TO: Sarah Hailey Husband Hirst and B. Mark Hirst

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.

Jean O. Hoffman

Jean O. Hoffman, Affiant

Sworn to and subscribed before me this

6th day of February, 1998.

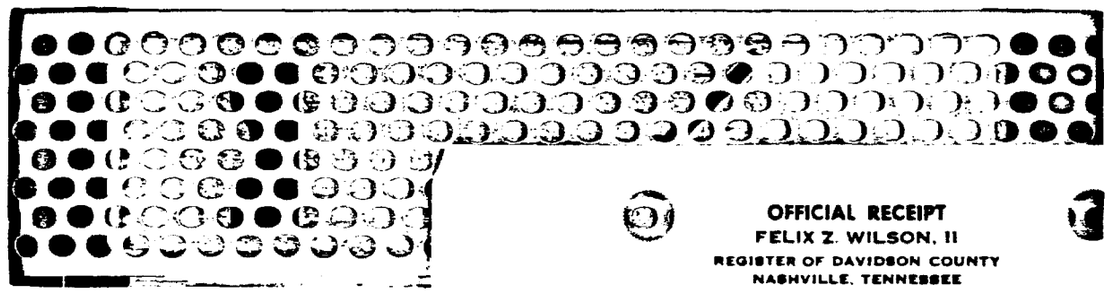
Notary Public

My Commission Expires:_____

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

3432 02/13 0101 03CHECK 495.22

Wldoc: PAS Exhib WD—9/91
Wldoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____ BOOK 10794 PG 733

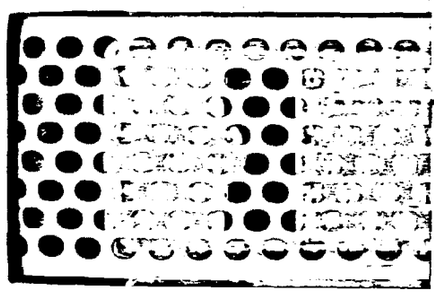
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
130330.00
CON TX 482.22
PRFEE 1.00
WDEED 12.00
TOTAL 495.22
CHECK 495.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/18/98 01 [illegible] 3432



0400718
IDENTIF. ↑ REFERENCE

98 FEB 13 PM 1:51
FELIX Z. WILSON, REGISTER
DAVIDSON CO., TN.

No. 1253946