PREPARED BY (AND RETURN TO):

BOOK 10876 PG 899

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (fh) Title No: 39709
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth C. Winter Carolyn R. Charping 6511 Brownlee Drive Nashville, TN 37205	NationsBanc Mortgage Corporation P.O.Box 35140 Louisville, KY 40232

TAX MAP-PARCEL NUMBERS: 115-10-048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 222,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas P. Graham, Jr. and spouse, Carol Ann Graham,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth C. Winter and spouse, Carolyn R. Charping,** 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. 209 on the Plan of West Meade Estates, Section Two of record in Plat Book 2900, page 118, said Register's Office.

SAID Lot No. 209 fronts 110 feet on the southerly margin of Brownlee Drive and extends back 288 feet on the westerly line and 367 feet on the easterly line to a broken line in the rear, measuring 176.40 feet thereon.

BEING the same property conveyed to Thomas P. Graham, Jr. and wife, Carol Ann Graham, by deed fro Charles A. Daugherty and wife, Betty Pirtle Daugherty, of record in Book 4511, page 586, said Register's Office.

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

This instrument is executed on behalf of by Carol Ann Graham 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: 6511 Brownlee Drive, Nashville, TN 37205

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 3rd day of April, 1998.

Thomas P. Graham, Jr., By: Carol Ann Graham, Atty-In-Fact

Carol Ann Graham

State of Tennessee
County of Davidson

On this 3rd day of April, 1998, before me the undersigned authority, personally appeared **Carol Ann Graham**, 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.

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

My Commission Expires: _____ Notary Public

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: $ 222,000.00

Affiant

Sworn and subscribed before me on the 3rd day of April, 1998.

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

My Commission Expires: _____ Notary Public

7139 04/07 0101 03CHECK 834.40

BOOK 10876 PG 901

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 **Carol Ann Graham**, 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 **Thomas P. Graham**, 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 3rd day of April, 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: Thomas P. Graham, Jr. and Carol Ann Graham

TO: Kenneth C. Winter and Carolyn R. Charping

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.

Carol Ann Graham

Carol Ann Graham, Affiant

Sworn to and subscribed before me this
3rd day of April, 1998.

Notary Public

My Commission Expires:_____

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

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

98 APR -7 PM 1:49

IDENTIF. & REFERENCE

042281 8

Wldoc: PAS Exhib WD—9/91

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

RECEIVED OF _____

FOR _____

BOOK 10876 PG 902

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 222000.00
CON TX 821.40
PRFEE 1.00
WDEED 12.00
TOTAL 834.40
CHECK BANK 834.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

04/07/98 01 13:49 0001 7139

0422818
IDENTIF. & REFERENCE

98 APR -7 PM 1:49

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1277374