0424071

IDENTIFICATION REFERENCE BOOK 10851 PG 529

THIS INSTRUMENT PREPARED BY:
John L. Van Cleave, Esq.
Watkins, McGugin, McNeilly
& Rowan, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

98 APR -9 PM 3:25 04/09/98 0101 03CHECK 656.50

FELIX ZALL SHAW REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED PICK-UP

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WDB, INC. 3825 Cross Creek Road Nashville, Tennessee 37215	Same	Map: 117-4 Par: 2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

SUBSCRIBED AND SWORN to before me this 9th day of April, 1998.

Notary Public
My Commission Expires: 1-17-99

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GILBERT C. WILLEMS, Executor of the ESTATE OF HILDA WILLEMS, deceased, hereinafter "Grantor", has this day bargained and sold and does hereby transfer and convey unto WDB, INC., a Tennessee corporation, its successors and assigns, hereinafter "Grantee", that certain tract or parcel of real estate located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Map of Woodmont Estates, No. 2, of record in Book 1130, page 99, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 16 fronts 140 feet on the west side of Cross Creek Road and runs back between lines, 220 feet on the north line and 123 feet on the south line, to a dead line in the rear on which it measures 148.7 feet.
>
> Being the same property conveyed to Emilio Willems and wife, Hilda Willems, by deed from Fred W. Satterwhite and wife, Martha T. Satterwhite, of record in Book 3964, page 277, Register's Office for Davidson County, Tennessee. The said Emilio Willems and wife, Hilda Willems, having since died, he having predeceased her and she having died testate, and Gilbert C. Willems was given power to sell property as Executor of the Estate of Hilda Willems, deceased, by will of record in Will Book 218, page 509, Probate Court for Davidson County, Tennessee.

Said improved property is known as 3825 Cross Creek Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (1) the lien for real property taxes for the current year, which taxes have been prorated and assumed by Grantee, (2) all matters shown on the plan of record in Plat Book 1130, page 99,

Register's Office for Davidson County, Tennessee, (3) Restrictive Covenants of record in Book 1449, page 61, as amended in Book 1781, page 561, Register's Office for Davidson County, Tennessee, and (4) Sanitary Sewer Easement of record in Book 3368, page 322, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Grantor warrants, covenants and conveys in his fiduciary capacity only and not individually.

WITNESS his hand this 9th day of April, 1998, the corporate party having executed this instrument by its duly authorized representative.

ESTATE OF HILDA WILLEMS

By: _____
Gilbert C. Willems,
Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Misty Dorey, of the State and County aforesaid, personally appeared GILBERT C. WILLEMS, Executor of the Estate of Hilda Willems, deceased, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, in Nashville, Tennessee, this 9th day of April, 1998.

_____
NOTARY PUBLIC

My Commission Expires:

1-17-99

MISTY DOREY NOTARY PUBLIC STATE OF TENNESSEE

G:\USERS\JVC\WILLEMS.DEE\04-07-98

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10881 PG 531

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 175000.00
CON TX 647.50
PRFEE 1.00
WDEED 8.00
TOTAL 656.50
CHECK 656.50

04/09/98 01 15:25 0001 2519

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

042407 I.

IDENTIF. # REFERENCE

98 APR -9 PM 3:25

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

No. 1278691