0426704

IDENTIFICATION 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
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W & I Ref: (cmw) Title No: 39807
Dav. Co. File: Box 8

98 APR 20 PM 1:09

FELIX Z. WILKINS II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10890 PG 622

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Margaret M. Bertsch 1823 Primrose Avenue Nashville, TN 37212	First Republic Mortgage Corporation 3212 West End Avenue, Suite 500 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 117-4-366 16DA 815

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 183000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randall J. Bedwell and spouse, Amanda Rae Bedwell,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret M. Bertsch, unmarried,** 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. 7 of Block C on the Map of Belmont Terrace of record in Book 974, page 97, said Register's Office.

SAID Lot No. 7 of Block C, which is a corner lot, fronts 62 feet on the southwesterly margin of Primrose Avenue and fronts 83.5 feet on the westerly margin of Primrose Circle, said frontages being joined by a curve having a length of 84.2 feet, and extends back 158.6 feet on the southerly line and 179.8 feet on the northwesterly line, to a point of intersection.

BEING the same property conveyed to Randall J. Bedwell and Amanda Rae Bedwell, by deed from Alan M. Daigre and wife, Laura Lanier Daigre of record in Book 10403, page 555, said Register's Office.

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

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 974, Page 97, said Register's Office, which Plan shows a 30 foot minimum building setback line from Primrose Avenue and Primrose Circle and 10 foot easement for public utility purposes along the southerly line(s); Restrictive covenants of record in Book 1174, page 492 and Book 1191, page 223, said Register's Office. Mortgage Loan Inspection by John Kohl & Co., P.C., dated March 31, 1998, which discloses neighbor's carport and concrete drive encroach onto subject property and concrete slab and gravel drive of subject property encroach onto 20 foot public utility easement.

This is improved property, known as: 1823 Primrose Avenue, Nashville, TN 37212

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.

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 **Randall J. Bedwell**, 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 **Amanda Rae Bedwell**, 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 16th 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: Randall J. Bedwell and Amanda Rae Bedwell

TO: Margaret M. Bertsch

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.

Randall J. Bedwell, Affiant

Sworn to and subscribed before me this

16th day of April, 1998.

Notary Public

My Commission Expires:_____

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

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.

BOOK 10890 PG 624

WITNESS THE EXECUTION HEREOF this 16th day of April, 1998.

Randall J. Bedwell

Amanda Rae Bedwell, By: Randall J. Bedwell, Atty-In-Fact

State of Tennessee
County of Davidson

On this 16th day of April, 1998, before me the undersigned authority, personally appeared **Randall J. Bedwell**, 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.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

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: $ 183000.00

Margaret M. Bertsch
Affiant

Sworn and subscribed before me on the 16th day of April, 1998.

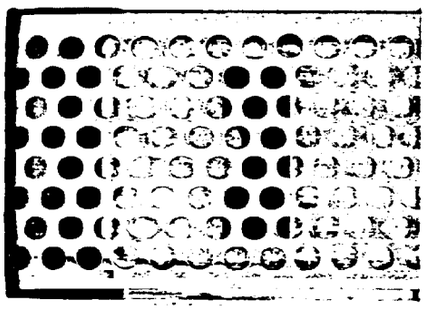
My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

Notary Public

5342 04/20 0101 03CHECK 690.10

WIdoc: Deed Wty—12/92



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

RECEIVED OF _____

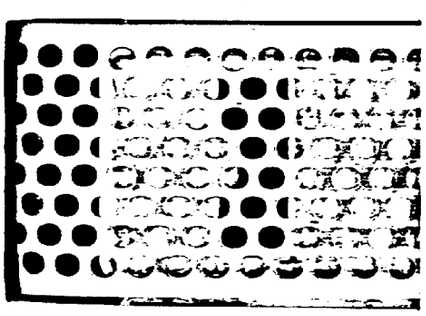
FOR _____

BOOK 10890 PG 625

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
			MAMT 183000.00	
			ERR CO	
			MAMT 183000.00-	
			CAMT 183000.00	
			CON TX 677.10	
			PRFEE 1.00	
			RECBANK 12.00	
			TOTAL 690.10	
			CHECK 690.10	
04/20/98	01	13:10 0001 5342		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID



0426704
IDENTIFY AS REFERENCE

98 APR 20 PM 1:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281486