Box 44

THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
329 Union Street
P.O. Box 190632
Nashville, Tennessee 37219-0632

0432838
IDENTIF. # REFERENCE

98 MAY -4 PM 12:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 10912 PG 848

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
DONNA JONES TORSNEY 2914 22nd Avenue South Nashville, Tennessee 37215	NATIONAL BANK OF COMMERCE 7770 Poplar Avenue Germantown, Tennessee 38138	Map: 117-2-A Parcel: 2CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RICHARD D. METTERS and wife, KATHRYN H. KING-METTERS (hereinafter "GRANTORS") have bargained and sold and do hereby sell, transfer and convey unto the said DONNA JONES TORSNEY, an unmarried woman (hereinafter "GRANTEE"), her heirs and assigns, a certain tract of real property located in Davidson County, more particularly described as follows, to wit:

> LAND in Davidson County, Tennessee, being Unit 7-B on the Plan of Wellesley Trace, Section I, of record in Book 4955, page 24, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common and limited common areas as shown on said plan and as set out in the Master Deed and By-Laws of Wellesley Trace Home Owners Association, Inc. of record in Book 5054, page 633 and 649, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Richard D. Metters and wife, Kathryn H. King-Metters by deed from Ewart G. Watts and wife, Louise W. Watts, of record in Book 8975, page 1, Register's Office of Davidson County, Tennessee.

This is improved real property known as **2914 22nd Avenue South, Nashville, Tennessee, 37215.**

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said GRANTEE, her heirs and assigns forever.

The said GRANTORS do hereby covenant with the GRANTEE that they are lawfully seized and possessed of the said real property in fee simple and have good right to convey it and the same is unencumbered, except for:

1. Davidson County Property Taxes for 1998 which are prorated to the date of closing and assumed by the GRANTEE.

2. Matters set forth on the Plan of Wellesley Trace, Section I, as of record in Plat Book 4995 at page 24, Register's Office for Davidson County, Tennessee.

3. Master Deed of Wellesley Trace Home Owners Association, Inc. of record in Book 5054, page 633, said Register's Office, and as amended in Book 5222, page 808; Book 5257, page 480; Book 5383, page 90; Book 5400, page 707; Book 5547, page 175; Book 5631, page 194; Book 5640, page 75; and in Book 5903, page 82, all of record in the Register's Office for Davidson County, Tennessee and By-Laws of record in Book 5054, page 649, said Register's Office.

Except as set forth above, the undersigned GRANTORS do further covenant and bind themselves, their heirs and assigns to warrant and defend the title to said property to the said GRANTEE, her heirs and assigns against lawful claims of all other person or entities whomsoever.

WITNESS our hands this 1st day of May, 1998.

RICHARD D. METTERS

by Kathy H. King-Metters Atty in fact

KATHRYN H. KING-METTERS
by RICHARD D. METTERS
Attorney-in-Fact
Specific Power of Attorney of record in
Book 10912, page 846, Register's
Office of Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD D. METTERS, the within named bargainor, 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 official seal at Nashville, Tennessee, this 1st day of May, 1998.

Notary Public

My Commission Expires:

11/28/98

NOTARY PUBLIC AT LARGE STATE

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 RICHARD D. METTERS, 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 on behalf KATHRYN H. KING-METTERS as her attorney-in-fact, and as the free act and deed of the within named bargainors, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of May, 1998.

Notary Public

My Commission Expires:

11/28/98

NOTARY PUBLIC AT LARGE STATE

BOOK 10912 PG 850

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $193,000.00.

DONNA JONES TORSNEY

Subscribed and sworn to before me this 12th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 11/28/98

LARRY R. ... NOTARY PUBLIC AT LARGE STATE OF TENN...

1914 05/04 0101 03CHECK 727.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10912 PG 851

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	
				193000.00
			CON TX	714.10
			PRFEE	1.00
			WDEED	12.00
			TOTAL	727.10
			CHECK	727.10
05/04/98	01		12:26 0001	1914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0432838
IDENTIF. # REFERENCE

98 MAY -4 PM 12: 24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287988