0436160

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
E-mail: wilkins.ivey@worldnet.att.net

98 MAY 11 AM 11:17

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 39882
Dav. Co. File: Box 8

BOOK 10925 PG 459

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Aubrey B. Harwell, Jr., Trustee 2000 First Union Tower 150 Fourth Avenue, North Nashville, TN 37219-2498	SAME

TAX MAP-PARCEL NUMBERS: 117-13-47 07DA 41780

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 150000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Claire McBride Bass, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Aubrey B. Harwell, Jr., Trustee, with full power to sell, grant, lease, option, convey, encumber, and contract to sell and convey, without the joinder of any beneficiary,** 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. 14 on the Plan of Wallace Subdivision, Part Three, of record in Plat Book 1130, page 82, said Register's Office.

SAID Lot No. 14 fronts 95.5 feet on the broken easterly margin of Vailwood Drive and extends back 216.5 feet on the northerly line and 232.9 feet on the southerly line to a dead line in the rear, measuring 100.4 feet thereon.

BEING the same property conveyed to Claire McBride Bass, by deed from Robert Herman March and wife, Julia M. March, of record in Book 6344, page 23, said Register's Office.

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

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 82, said Register's Office, which Plan shows a 60 foot minimum building setback line from Vailwood Drive and 10 foot easement for public utility purposes along the rear line(s).

This instrument is executed on behalf of Claire McBride Bass by Charles Nelson, III 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: 4020 Vailwood Drive, Nashville, TN 37215

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 8th day of May, 1998.

Claire McBride Bass

Claire McBride Bass, By; Charles Nelson, III, Atty-In-Fact

BOOK 10925 PG 460

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 150000.00

Affiant

Sworn and subscribed before me on the 8th day of May, 1998.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

BOOK 10925 PG 461

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 **Charles Nelson, III**, 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 **Claire McBride Bass**, 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 8th day of May, 1998.

CHRISTY WITKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Claire McBride Bass

TO: Aubrey B. Harwell, Jr., Trustee

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.

Charles Nelson, III, Affiant

Sworn to and subscribed before me this

8th day of May, 1998.

Notary Public

CHRISTY WITKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires 9/18/99

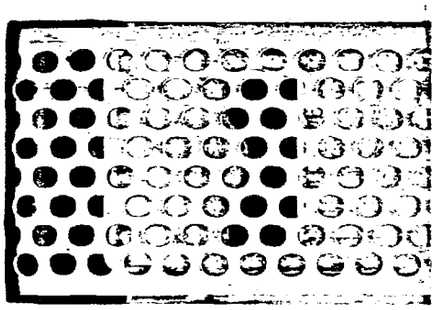
5435 05/11 0101 03CHECK 568.

Wldoc: PAS Exhib WD—9/91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10925 PG 462

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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 12.00
TOTAL 568.00

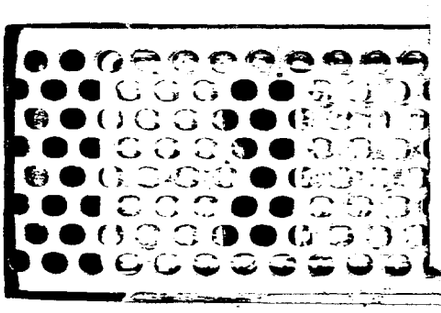
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 568.00

05/11/98 01 11:20 0001 5435

98 MAY 11 AM 11:18

0436168



No. 1291463