BOOK 11044 PAGE 480

0469219

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

W & I Ref: (sk) Title No: 40125
Dav. Co. File: Box 8

98 JUL 31 AM 10:57

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ray B. McCall, Jr. Kathryn McCall 4019 Woodmont Blvd. Nashville, TN 37205	SAME 0799 07/31 0101 03CHECK 570.00

TAX MAP-PARCEL NUMBERS: 116-08-096

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 150,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thelma H. Felton, unmarried and Margaret E. Felton, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ray B. McCall, Jr. and spouse, Kathryn McCall,** 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. 10, Block A on the Plan of Woodmont Lane Home Sites of record in Plat Book 1130, Page 13, Register's Office for said County.

SAID Lot No. 10, Block A, fronts 75 feet on the southerly margin of Woodmont Boulevard and extends back between parallel lines 180 feet to a dead line in the rear.

BEING the same property conveyed to Thelma H. Felton, a widow and Margaret E. Felton, single by deed from Jack R. Bagwell and wife, Gloria Bagwell of record in Book 5106, Page 337, Register's Office for said County. Margaret E. Felton is now known as Margaret F. Teague. This property has been used by the Grantors for investment purposes and has never been occupied as a principal residence.

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 Margaret F. Teague by Thelma H. Felton 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: 4019 Woodmont Blvd., 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 30th day of July, 1998.

Thelma H. Felton
Thelma H. Felton

Margaret E. Felton
Margaret E. Felton, By: Thelma H. Felton, Atty-In-Fact

State of Tennessee
County of Davidson

On this 30th day of July, 1998, before me the undersigned authority, personally appeared **Thelma H. Felton**, 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: $ 150000.00

_____ Affiant

Sworn and subscribed before me on the 30th day of July, 1998.

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thelma H. Felton**, 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 **Margaret F. Teague**, 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 30th day of July, 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: Thelma H. Felton and Margaret E. Felton

TO: Ray B. McCall, Jr. and Kathryn McCall

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.

Thelma H. Felton

Thelma H. Felton, Affiant

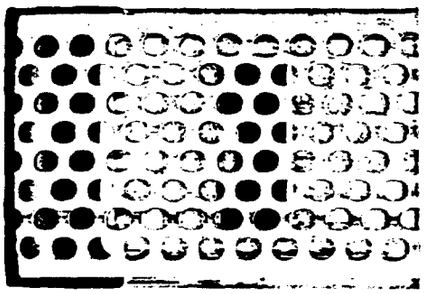
Sworn to and subscribed before me this

30th day of July, 1998.

Notary Public

My Commission Expires:_____

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



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

RECEIVED OF _____

FOR _____

BOOK 11044 PAGE 483

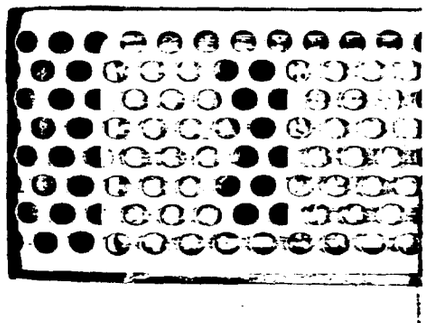
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	150000.00
CON TX	555.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	570.00
CHECK	570.00

07/31/98 01 10:50 0001 0799

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0469219
IDENTIF. ↑ REFERENCE

98 JUL 31 AM 10:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326416