PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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W & I Ref: (ljh/sk) Title No: 40202
Dav. Co. File: Box 8

98 AUG -3 PM 12:24

04 9816

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard L. Workman Brenda H. Workman 616 Tree Line Court Nashville, TN 37221	Farmers & Merchants Bank 322 Main Street Clarksville, TN 37040

TAX MAP-PARCEL NUMBERS: 155-3-D-15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 195000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John A. Ferrara and spouse, Joyce A. Ferrara,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard L. Workman and spouse, Brenda H. Workman,** 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. 15 on the plan of Allens Green-First Revision, Section 2 of record in Book 9700, Page 109, Register's Office for said County.

SAID Lot No. 15 fronts 67.62 feet on the westerly margin of Tree Line Court and extends back 116.11 feet on the northerly line and 111.29 feet on the southerly line to a dead line in the rear, measuring 91.20 feet thereon.

BEING the same property conveyed to John A. Ferrara and wife, Joyce A. Ferrara by deed from Zaring Homes, Inc. of record in Book 10094, Page 701, Register's Office for Davidson County, Tennessee.

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 9700, Page 109, said Register's Office, which Plan shows a 20 foot minimum building setback line from Tree Line Court, together with additional setback designations.; The Declaration of Covenants, Conditions and Restrictions of record in Book 9231, Page 789, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of by Gail Smithwick 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: 616 Tree Line Court, Nashville, TN 37221

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.

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 Gail Smithwick, 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 John A. Ferrara & Joyce A. Ferrara 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 31st day of July, 1998.

Notary Public

My Commission Expires:

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: John A. Ferrara and Joyce A. Ferrara

TO: Richard L. Workman and Brenda H. Workman

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.

Gail Smithwick, Affiant

Sworn to and subscribed before me this

31st day of July, 1998.

Notary Public

My Commission Expires:

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

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 31st day of July, 1998.

John A. Ferrara, By: Gail Smithwick Atty-in-Fact
John A. Ferrara, By: Gail Smithwick, Atty-in-Fact

Joyce A. Ferrara, By: Gail Smithwick, Atty-in-Fact
Joyce A. Ferrara, By: Gail Smithwick, Atty-in-Fact

State of Tennessee
County of Davidson

On this 31st day of July, 1998, before me the undersigned authority, personally appeared, Gail Smithwick, 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: _____

_____
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: $ 195000.00

Brenda H. Workman
Affiant

Sworn and subscribed before me on the 31st day of July, 1998.

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

_____
Notary Public

1428 08/03 0101 03CHECK 736.50

Wildoc Deed Wrp—12/92

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

RECEIVED OF _____

FOR _____

BOOK 11047 PAGE 183

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 195000.00
CON TX 721.50
PRFEE 1.00
MDEED 12.00
CFEE 2.00
TOTAL 736.50
CHECK 736.50

08/03/98 01 13:25 0001 1428
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0469816
IDENTIF. # REFERENCE

98 AUG -3 PM12:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1327034