PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (sk) Title No: 40315
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Guy H. Wentworth Linda A. Wentworth 2813 22nd Avenue South Nashville, TN 37215	First American National Bank First American Center Nashville, TN 37237

TAX MAP-PARCEL NUMBERS: 117-02-188

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 212,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret B. Guiles, a single woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Guy H. Wentworth and spouse, Linda A. Wentworth**, 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 the northerly 77 feet of Lot No. 31 of Section 3 on the map of Hillsboro Highlands, as of record in Book 843, Page 23, Register's Office for said County.

SAID part of Lot No. 31 fronts 77 feet on the westerly side of 22nd Avenue South, and runs back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to Margaret B. Guiles and Doris M. Guiles by deed from Jennie V. Guiles of record in Book 3942, Page 875, Register's Office for said County. The said Doris M. Guiles has since died. The will of Doris May Guiles of record in Will Book 183, Page 413, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Margaret Belle Guiles.

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 843, Page 23, said Register's Office, which Plan shows a 40 foot minimum building setback line from 22nd Avenue South.

This instrument is executed on behalf of Margaret B. Guiles by Paula E. Scott as Attorney in Fact pursuant to a Power of Attorney of record in Book 11116, page 633 Register's Office for Davidson County, Tennessee. 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: 2813 22nd Avenue South, 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 18th day of September, 1998.

Margaret B. Guiles
By: Paula E. Scott, Atty-In-Fact

Margaret B. Guiles, By: Paula E. Scott, Atty-In-Fact

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: $ 212000.00

Affiant

Sworn and subscribed before me on the 18th day of September, 1998.

Notary Public

My Commission Expires:

CHRISTY WILKINS WEST NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

0490502
IDENTIF. ✦ REFERENCE

98 SEP 22 AM 10:42
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

3620 09/22 0101 03CHECK 799.40

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 **Paula E. Scott**, 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 B. Guiles**, 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 18th day of September, 1998.

CHRISTY WILKINS 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: Margaret B. Guiles

TO: Guy H. Wentworth and Linda A. Wentworth

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.

Paula E. Scott

Paula E. Scott, Affiant

Sworn to and subscribed before me this

18th day of September, 1998.

Notary Public

My Commission Expires:_____

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

My Commission Expires 9/18/99

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11121 PAGE 497

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	212000.00
CON TX	784.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	799.40
CHECK	799.40

09/22/98 01 10:41 0001 3620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0490502

IDENTIF. ↑ REFERENCE

98 SEP 22 AM 10:42

BILL GARNETT, REGISTER
DAVIDSON COUNTY, TN.

No. 1348972