WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 98

Angela R. Barker
Notary Public

MY COMMISSION EXPIRES: June 9, 2002
(AFFIX SEAL)

Mail **THIS INSTRUMENT WAS PREPARED BY**
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee, 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar Webb (NAME)	Tucker Federal Bank D/B/A Prime (NAME)	MAP 6
2414 Baker Road (ADDRESS)	P. O. Box 211788 (ADDRESS)	PARCEL 63
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Augusta, Georgia 30917-1788 (CITY) (STATE) (ZIP)	10D19090

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas J. Lee and wife Amy K. Lee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oscar Webb, Married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee, on Baker's Station Road, being Tracts No. 6 and 7, of the unrecorded subdivision of the Zack Myers lands, and described according to a survey by Odo E. Rhodes, as follows:

BEGINNING at a point in the L & N Railroad right-of-way at the corner of Tract No. 5 of these lands; thence with said L & N Railraod right-of-way N 18 deg. W 200 feet, more or less, to a point, corner to Tract No. 8; thence No. 8, S 78 deg. 30 min. W. 810 feet, more or less, to a point and corner to Tracts No. 1, 8 and 10; thence S 29 deg. E. with Tract No. 1, 200 feet, more or less, to a point and corner to Tract No.5; thence with Tract No. 5. N 79 deg. 30 min. E. 760 feet, more or less, to the point of beginning, containing 3.75 acres, more or less.

Being the same property conveyed to Thomas J. Lee by deed from Elizabeth Goad of record in Book 9807, Page 368, Register's Office, Davidson County, Tennessee. Amy K. Lee herein joins to convey any and all rights and interests she may have, if any.

This is the same description as in previous deed of record.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2414 Baker Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of September 19 98

Thomas J. Lee

Amy K. Lee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas J. Lee and wife Amy K. Lee the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this the 29th day of September, 1998.

Angela R. Burkeen
NOTARY PUBLIC

My Commission Expires: 06/09/2002

NOTARY PUBLIC ANGELA R. BURKEEN MY COMMISSION EXPIRES AT 10:01 AM JUNE 09, 2002

0495005
IDENTIF. & REFERENCE

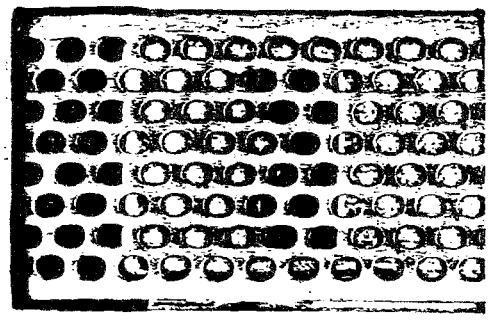
98 OCT -2 AM 8:51
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

LEGAL DESCRIPTION CONTINUATION

Amie Lee and Amy K. Lee is one in the same person.

8365 10/02 0101 03CHECK 292.20



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

RECEIVED OF _____

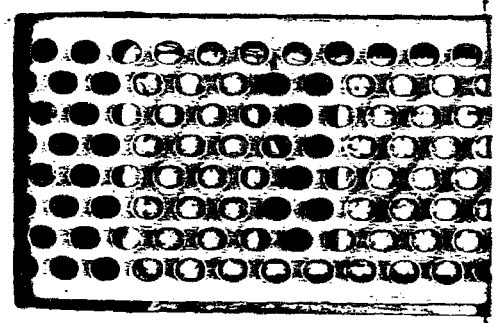
FOR _____

BOOK 11137 PAGE 920

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	76000.00
			CON TX	281.20
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	292.20
			CHECK	292.20

10/02/98 01 08:53 0001 8365



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0495005
IDENTIF. # REFERENCE

98 OCT -2 AM 8:51

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

No. 1353650