PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 40372
Dav. Co. File: Box 8

98 OCT 26 AM 10:51

[illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] & REFERENCE

05537

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Paddison Teresa George 926 Van Leer Dr. Nashville, TN 37220	Fifth Third Mortgage 75 D Old Hickory Boulevard Two Brentwood Commons Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 132-13-018

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 M. Webber, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Paddison and spouse, Teresa George,** 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. 111 on the Plan of Oak Hill Valley Subdivision of record in Plat Book 1835, Page 15 & 16, Register's Office for Said County.

SAID Lot No. 111 fronts 201 feet on the northerly margin of Van Leer Drive and extends back 217.23 feet on the westerly line and 216.47 feet on the easterly line to a dead line in the rear, measuring 201 feet thereon.

BEING the same property conveyed to John A. Webber and wife, Margaret M. Webber by deed from Dan B. Yearwood and wife, Edith D. Yearwood of record in Book 1976, page 61, Register's Office for said County. The said John A. Webber has since died leaving Margaret M. Webber as surviving tenant by the entirety.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to taxes for 1999 and subsequent years; Restrictions contained in instruments of record in Book 1788, Page 186, and Book 1809, Page 539 said Register's Office; the Plan of record in Plat Book 1835, Pages 15 & 16, said Register's Office, which plan shows an owner's certificate, a 75 foot minimum setback line and 10 foot easement for public utility and drainage purposes along the rear line of said lot.

This instrument is executed on behalf of Margaret M. Webber by John A. Webber, Jr. as Attorney in Fact pursuant to a Power of Attorney recorded in Book 11161, Page 37, 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: 926 Van Leer Dr., Nashville, TN 37220

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 19th day of October, 1998.

Margaret M. Webber

Margaret M. Webber, By: John A. Webber, Jr., 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

Teresa George
Affiant

Sworn and subscribed before me on the 23rd day of October, 1998.

Notary Public

My Commission Expires: _____

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

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 **John A. Webber, Jr.**, 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 A. Webber**, 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 19th day of October, 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 M. Webber

TO: John Paddison and Teresa George

7433 10/26 0101 03CHECK 799.40

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.

John A. Webber, Jr., Affiant

Sworn to and subscribed before me this

19th day of October, 1998.

Notary Public

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

My Commission Expires:

My Commission Expires 9/18/99

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11168 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 212000.00
CON TX 784.40
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 799.40
CHECK 799.40

10/26/98 01 10:53 0001 7433

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0503537
IDENTIF. # REFERENCE

98 OCT 26 AM 10:51

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1362619