This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

BOOK 11202 PAGE 858

L&L#4856

ADDRESS NEW OWNER:
Glen Rose
202 Chapel Avenue
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Trust Mortgage Company
P. O. Box 17257
Memphis, TN 38187-0257

MAP **83-06**
GROUP
PARCEL **114**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bancroft O'Quinn, Jr.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Glen Rose, George Alan Rose and Rebecca Rose**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situate and lying in the 27th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Map of Beaumont Place as of record in Book 332, page 38, Register's Office for Davidson County.

Said Lot No. 48 fronts 50 feet on the easterly side of Chapel Avenue, formerly Hunter Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Cadbury Properties, Inc by deed from Wayne Hackney and wife, Linda Hackney dated November 19, 1997, of record in Book10875, Page 2, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Bancroft O'Quinn, Jr. by virtue of a written Power of Attorney of record in Trust Deed Book 11202, page 851, Register's Office for Davidson County, Tennessee.

This is improved property known as 202 Chapel Avenue, Nashville, Tennessee 37206. Possession is to be given on November 5, 1998.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his 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.

WITNESS our hands this the 5th day of November, 1998.

Bancroft O'Quinn by Todd Wood pos

Bancroft O'Quinn, Jr., by Todd Wood, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Todd Wood**, known to me to be the person whose name is subscribed as attorney-in-fact for **Bancroft O'Quinn, Jr.**, and who, acting individually, and as such attorney-in-fact, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of November, 1998.

Amanda G. Crowell
NOTARY PUBLIC

AMANDA G. CROWELL NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 6-18-02

* * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$80,000.00**.

AFFIANT

Subscribed and sworn to before me on this 5th day of November, 1998.

Amanda G. Crowell
NOTARY PUBLIC

My Commission Expires: 6-18-02

AMANDA G. CROWELL NOTARY PUBLIC AT LARGE WILSON CO. TENN.

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF WILSON

This day appeared before me, a Notary Public in for the jurisdiction aforesaid, Todd Wood who made oath as follows:

1. That by appointments dated June 15, 1998, which are recorded in the Register's Office, for Wilson County, Tennessee, prior to the recordation of this instrument, he/she was appointed as attorney in fact for Bancroft O'Quinn, Jr. ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the Security Instrument in his behalf to which this affidavit is attached and any other loan documents, and further that he has not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 6th day of November, 1998.

Todd Wood

Affiant

I, Amanda G. Crowell, a Notary Public in and for this jurisdiction aforesaid, in the State of Tennessee, do certify that Todd Wood, whose name is signed to the foregoing writing bearing date of November 6, 1998, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 6th of November, 1998.

6386 11/12 0101 03CHECK 311.00

Amanda G. Crowell

NOTARY PUBLIC

My Commission expires: 6-18-02

AMANDA G. CROWELL NOTARY PUBLIC AT LARGE WILSON CO. TN.

98 NOV 12 PM 3:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0511979

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11202 PAGE 861

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 80000.00	
			CON TX 296.00	
			PRFEE 1.00	
			WDEED 12.00	
			CFEE 2.00	
			TOTAL 311.00	
			CHECK 311.00	
11/12/98	01		15:20 0001 6386	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05111979
IDENTIF. ← REFERENCE

98 NOV 12 PM 3:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1371490