PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40528
Dav. Co. File: Box 8

98 NOV 30 PM 1:52
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

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ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steve Scherer 7936 Highway 100 Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 129-4-64

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 100,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles Brister Wortham, Jr. and Herbert Patterson Wortham, Jr., sole Heirs-at-Law and Administrators of the Estate of George Landis Wortham, Jr.,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Steve Scherer.** 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. 65 on the Plan of West Meade Farms Sec. 3 of record in Book 1835, page 4, Register's Office for said County to which plan reference is hereby made for a complete description.

BEING the same property conveyed to George L. Wortham and wife, Hazel B. Wortham by deed from Dan B. Farrar and wife, Vivian C. Farrar of record in Book 2590, page 445, Register's Office for said County. Hazel B. Wortham has since died, thereby leaving George L. Wortham as surviving tenant by the entirety. George L. Wortham subsequently died, unmarried and intestate. Charles Brister Wortham, Jr. and Herbert Patterson Wortham, Jr. are the sole heirs-at-law of George L. Wortham. (see Probate file 98P1079, Probate Court Clerk's office for Davidson County, Tennessee.) Letters of Administration have been issued to the said Charles Brister Wortham, Jr. and Herbert Patterson Wortham, Jr. by the said Probate Court Clerk's Office of record in Minute Book 432, page 459.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 4, said Register's Office, which Plan shows a 40 foot minimum building setback line from Keyway Drive and Haverford Drive; subject to any rights or easements not conveyed by the Metropolitan Government of Nashville and Davidson County, Tennessee by Bill No. 094-1021 of record in the Metropolitan Clerks office for Davidson County, Tennessee; Restrictive covenants of record in Book 1851, page 258, said Register's Office.

This is improved property, known as: 145 Keyway Drive, Nashville, TN 37205

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.

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

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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 25TH day of November, 1998.

Charles Brister Wortham J. Herbert Patterson Wortham Jr. Co Al

Charles Brister Wortham, Jr., Individually and as Administrator of the Estate of George Landis Wortham, Jr.

Herbert Patterson Wortham, Jr., Individually and as Administrator of the Estate of George Landis Wortham, Jr.

State of Tennessee
County of

Before me the undersigned authority, personally appeared **Charles Brister Wortham, Jr. and Herbert Patterson Wortham, Jr.**, to me known (or proved to me on the basis of satisfactory evidence), to be Administrators of **Estate of George Landis Wortham, Jr.** the within named bargainor, an Estate, and acknowledged the execution of the foregoing instrument as such Administrators for the purposes therein contained.

Witness my hand and official seal on 11-25, 1998.

Karen C. Baker
Notary Public

My Commission Expires: November 13, 2000.

(Seal Required) (If Authorized)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

State of Tennessee
County of

Before me the undersigned authority, personally appeared **Charles Brister Wortham, Jr. and Herbert Patterson Wortham, Jr.**, 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 of the same as a free act and deed.

Witness my hand and official seal on 11-25, 1998.

Karen C. Baker
Notary Public

My Commission Expires: November 13, 2000.

(Seal Required) (If Authorized)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

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: $ 100,000.00

Affiant

Sworn and subscribed before me on the 25th day of November, 1998.

Mary Elizabeth Cameron
Notary Public

My Commission Expires: 3/24/2001

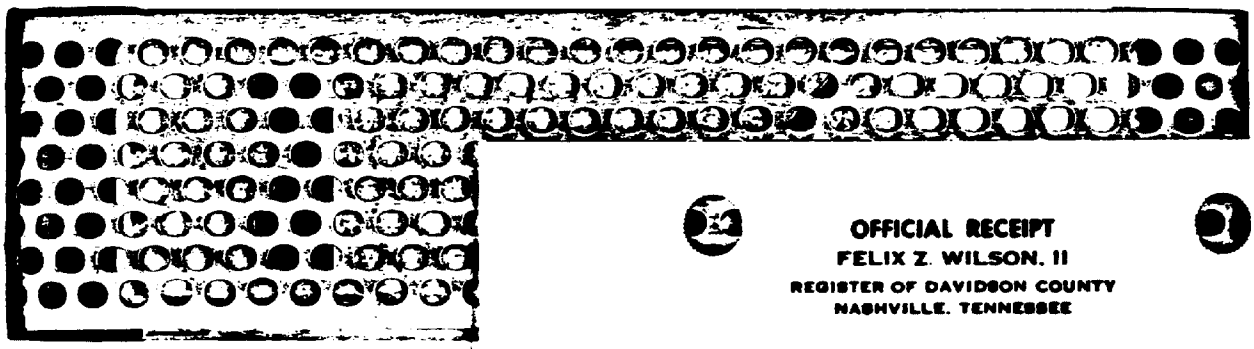
MARY ELIZABETH CAMERON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

2480 13:30:00 11 03CHECK 3B1-0

My Commission Expires MAR. 24, 2001

Widec: Deed Wty—12/92



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

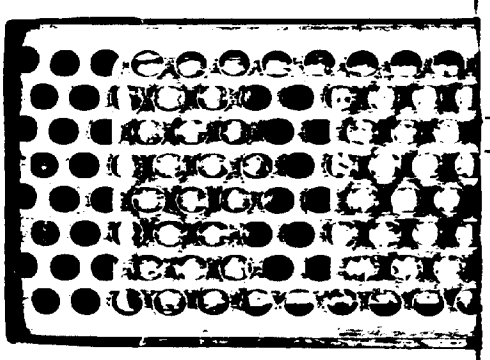
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	100000.00
CON TX	370.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	381.00
CHECK	381.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2480



0517694

IDENTIF. ← REFERENCE

98 NOV 30 PM 1:52

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1377517