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

BOOK 11224 PAGE 521

W & I Ref: (sk) Title No: 40520
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Felber 1549 Harding Place Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-10-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 275,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William W. Watkins, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Felber,** 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. 20 on the Plan of Seven Hills, Section Three of record in Plat Book 2663, page 89, Register's Office for said County.

SAID Lot No. 20, which is a corner lot, fronts 199.6 feet on the broken southerly margin of Harding Place and fronts 237.6 feet on the westerly margin of Tara Drive, said frontages being joined by a curve having a length of 39.49 feet, and extends back 258.8 feet on the westerly line and 219.4 feet on the southerly line to a point of intersection.

BEING the same property conveyed to William W. Watkins and wife, Martha L. Watkins by deed from William Lewis Rudolph and wife, Jeanne Fisher Rudolph of record in Book 4062, page 359, Register's Office for said County. The said Martha L. Watkins has since died.

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 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663, Page 89, said Register's Office, which Plan shows minimum setback lines to be established by the City of Forest Hills foot and a 10 foot easement for public utility purposes along the southwesterly corner of said lot; Subject to a 20 foot permanent easement and a 10 foot temporary construction easement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee for sanitary sewers and/or storm drainage of record in Book 5589, page 799, said Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1549 Harding Place, 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 25th day of November, 1998.

William W. Watkins

William W. Watkins

State of Tennessee
County of Davidson

On this 25th day of November, 1998, before me the undersigned authority, personally appeared **William W. Watkins**, 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 as a free act and deed.

My Commission Expires: _____ Notary Public

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

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: $ 275,000.00

Affiant

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

My Commission Expires: _____ Notary Public

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

98 NOV 30 PM 1:54
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

2483 11/30 0101 03CHECK 1028.50

0517697
IDENTIF. + REFERENCE

Widoc: Deed Wty—1292

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11224 PAGE 523

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 275000.00 CON TX 1017.50 PRFEE 1.00 MDEED 8.00 CFEE 2.00 TOTAL 1028.50 CHECK 1028.50	
			11/30/98 01 13:54 0001 2483	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0517697

IDENTIF. ↑ REFERENCE

98 NOV 30 PM 1:54

REGISTER
DAVIDSON COUNTY, TN.

No. 1377520