BOOK 11251 PAGE 173

0524943
IDENTIF. # REFERENCE

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

98 DEC 14 PM 1:46
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40563
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey D. Koerber Mary-Catherine Koerber 1045 Ridgeview Drive Nashville, TN 37220	NationsBanc Mortgage Corporation P.O. Box 35140 Louisville, KY 40232

TAX MAP-PARCEL NUMBERS: 145-08-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 288,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Wilson Wege, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey D. Koerber and spouse, Mary-Catherine Koerber,** 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. 11 on the Plan of Lealand Manor, Third Addition, a part of the Overton Lea Estate, not of record, described according to a survey made by William A. Pitts, Surveyor, as follow:

BEGINNING on the southerly margin of Ridgeview Drive at the northeast corner of the property conveyed to William Roy Baker, Jr., and wife, by deed from F. N. McNeill, Jr., Executor and Trustee, as of record in Book 1855, Page 302, Register's Office, being the corner of Lots Nos. 11 and 12; thence with the line between said two lots, southwardly 380.9 feet; thence south 45 degrees 55' east 21 feet; thence south 42 degrees 22' east 134.75 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots, northwardly 399.4 feet to the southerly margin of Ridgeview Drive; thence with same, westwardly 199.77 feet to the beginning margin of Ridgeview Drive; thence with same, westwardly 199.77 feet to the beginning, containing 1.46 acres me or less.

BEING the same property conveyed to Leo D. Wege and wife, Mary E. Wege by deed from Robert E. Moody and wife, Doris B. Moody of record in Book 4238, Page 238, Register's Office for said County. By Quitclaim Deed of record in Book 8037, Page 813, said Register's Office, subject property was conveyed to Mary Wilson Wege. Leo D. Wege joins in this conveyance strictly to release any and all marital interest he may have in the above described property.

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 unrecorded Plan, with Owner's Certificate, shows a 100 foot minimum building setback line from Ridgeview Drive and 10 foot easement for public utility purposes along the rear line(s) of said lot; Restrictive covenants of record in Book 2018, Page 258, said Register's Office.; Easement to erect, maintain and operate electric power distribution lines with the right of ingress and egress on and across premises granted City of Nashville, acting by and through Electric Power Board of the city of Nashville, by F.N. McNeill, Jr., Executor and Trustee, by instrument of record in Book 1781, Page 202, Register's Office.

This is improved property, known as: 1045 Ridgeview Drive, 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 11th day of December, 1998.

Mary Wilson Wege
Mary Wilson Wege

Leo D. Wege
Leo D. Wege

State of Tennessee
County of Davidson

On this 11th day of December, 1998, before me the undersigned authority, personally appeared **Mary Wilson Wege and Leo D. Wege**, 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: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

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: $ 288,000.00

Affiant

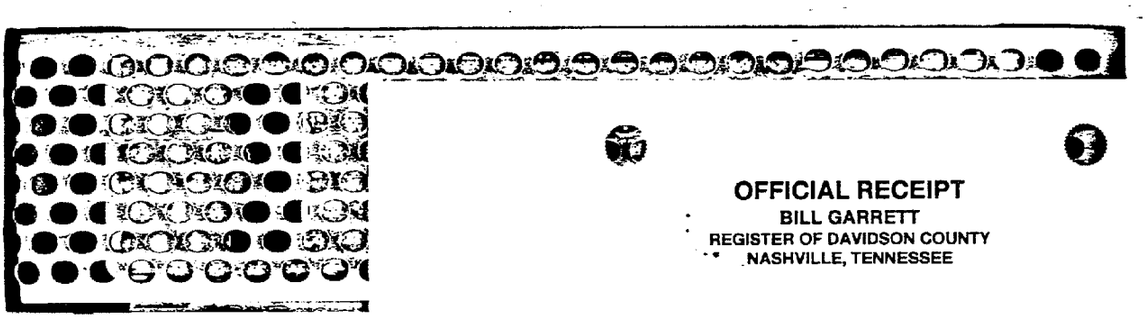
Sworn and subscribed before me on the 11th day of December, 1998.

Notary Public

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

0019 14 0101 03CHECK 1076.60

Widoc: Deed Wty—12/92



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

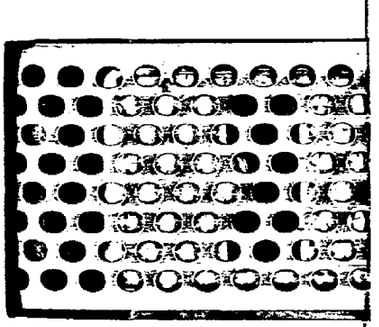
RECEIVED OF _____ BOOK 11251 PAGE 175

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

	288000.00
CON TX	1065.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1076.60
CHECK	1076.60

12/14/98 01 13:48 0001 0191



0524943
IDENTIF. # REFERENCE

98 DEC 14 PM 1:46
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1399658