PREPARED BY (AND RETURN TO):

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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: (GJ) Title No: 40502
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Teresa Lynn Buchanan 413 General George Patton Nashville, Tennessee 37221	NationsBanc Mortgage Corporation 2059 Northlake Parkway Tucker, Georgia 30084

TAX MAP-PARCEL NUMBERS: 142-09-F-413

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 154000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carl M. Vestal, unmarried, Frank Carl Vestal, and Matthew William Vestal,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Teresa Lynn Buchanan, unmarried,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 413 together with the Carport designated 413-C of River Plantation Section VIII Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6900, Page 654-657, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Carl M. Vestal and wife, Billie J. Vestal by deed from Haury & Smith Contractors, Inc. of record in Book 7425, page847, Register's Office for said County. The said Billie J. Vestal has since died. By Quitclaim Deed of record in Book 10089, page 712, said Register's Office, subject property was conveyed to Carl M. Vestal, a single person. By Quitclaim Deed of record in Book 10740, page 385, said Register's Office, the said Carl M. Vestal, a single person conveyed a 6.5% undivided interest in subject property to Frank Carl Vestal and a 6.5% undivided interest in subject property to Frank Carl Vestal and a 6.5% undivided interest in subject property to Matthew William Vestal. By Quitclaim Deed of record in Book 10793, page 98, said Register's Office, a 6.5% undivided interest was conveyed to Frank Carl Vestal for a total of 13%, a 6.5% undivided interest to Matthew William Vestal for a total of 13%, with Carl M. Vestal retaining a 74% undivided interest in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 514-517 as amended in Book 6900, pages 654-657, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7417, page 396, Book 7417, page 413, Book 7389, page 924, Book 7389, page 941, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This instrument is executed on behalf of Matthew William Vestal by Frank Carl Vestal as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. 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: 413 General George Patton, Nashville, Tennessee 37221

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.

Frank Carl Vestal

Carl M. Vestal

Matthew William Vestal, By: Frank Carl Vestal, Atty-In-Fact

State of Tennessee
County of Davidson

On this 11th day of December, 1998, before me the undersigned authority, personally appeared Carl M. Vestal and **Frank Carl Vestal**, 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: $ 154000.00

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

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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 **Frank Carl Vestal**, 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 **Matthew William Vestal**, 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 11th day of December, 1998.

Notary Public

My Commission Expires:_____

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Carl M. Vestal , Frank Carl Vestal, and Matthew William Vestal

TO: Teresa Lynn Buchanan

AFFIDAVIT

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.

Frank Carl Vestal, Affiant

Sworn to and subscribed before me this

11th day of December, 1998.

Notary Public

My Commission Expires:_____

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

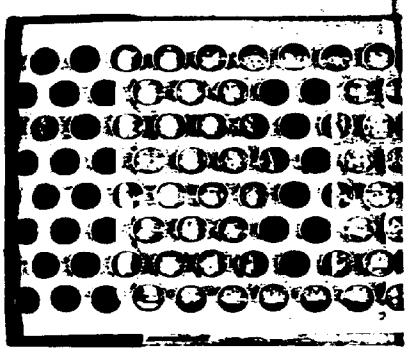
0525753
IDENTIF. + REFERENCE

98 DEC 15 PM 2:22

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

1049 12/15 0101 03CHECK 584.80

Wdoc: PAS Exhib WD—001



OFFICIAL RECEIPT

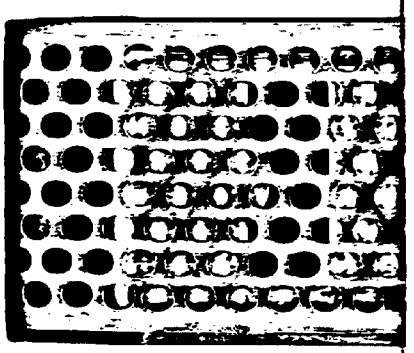
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE



0525753
IDENTIF. ↑ REFERENCE

98 DEC 15 PM 2:22
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

				CAMT
				154000.00
			CON TX	569.80
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	584.80
			CHECK	584.80
12/15/98	01	14:22	0001	1049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400509