0526087

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 16 PM 12:49

[illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40562
Dav. Co. File: Box 8

BOOK 11255 PAGE 302

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Leo D. Wege Mary W. Wege 924 Cherry Plum Court Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-6-H-27

WARRANTY DEED

1445 12/16 0101 03CHECK 995.50

FOR AND IN CONSIDERATION of the sum of **$ 265,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terry G. Johnson and spouse, Diane E. Johnson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Leo D. Wege and spouse, Mary W. Wege,** 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. 79 on the Plan of Village of Cherry Glen, Phase 2 of record in Book 9700, Page 322, Register's Office for said County.

SAID lot No. 79 fronts 22.79 feet on the southwesterly margin of Cherry Plum Court and extends back 104.75 feet on the northwesterly line and 100.42 feet on the southeasterly line to a broken line in the rear, measuring 84.33 feet thereon.

BEING the same property conveyed to Terry G. Johnson and wife, Diane E. Johnson by deed from Craighead Development, LLC, of record in Book 10765, Page 920, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 322, said Register's Office, which Plan shows minium setback lines shown as a designated building site, and a 10 foot easement for public utility and drainage purposes along the broken rear line of said lot.; The Declaration of Covenants, Conditions and Restrictions of record in Book 6517, Page 522, Book 9882, Page 729, Book 10318, Page 92, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Terry G. Johnson by Diane E. Johnson 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: 924 Cherry Plum Court, 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 15th day of December, 1998.

Terry G. Johnson, By: Diane E. Johnson, Atty-In-Fact

Diane E. Johnson

State of Tennessee
County of Davidson

On this 15th day of December, 1998, before me the undersigned authority, personally appeared **Diane E. Johnson**, 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: $ 265,000.00

Affiant

Sworn and subscribed before me on the 15th day of December, 1998.

My Commission Expires: _____ Notary Public

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

BOOK 11255 PAGE 304

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 **Diane E. Johnson**, 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 **Terry G. Johnson**, 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 15th 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: Terry G. Johnson and Diane E. Johnson

TO: Leo D. Wege and Mary W. Wege

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.

Diane E. Johnson, Affiant

Sworn to and subscribed before me this

15th day of December, 1998.

Notary Public

My Commission Expires:_____

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11255 PAGE 305

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

CAMT	
	265000.00
CON TX	980.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	995.50
CHECK	995.50

12/16/98 01 12:50 0001 1445

0526087
IDENTIF. # REFERENCE

98 DEC 16 PM 12:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400899