PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

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W & I Ref: (sk) Title No: 40594
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Philip N. Elbert Kathi L. Padgett 1419 Graybar Lane Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-16-32

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 135,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J.B. Thomas, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip N. Elbert and spouse, Kathi L. Padgett,** 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. 26 and the east 30 feet of Lot No. 27 of Block "M" on the Map of Maplehurst, of record in Book 843, Pages 22 and 23, of the Register's Office for said County.

SAID Lot and part of said lot adjoin and front together 80 feet on the north side of Grandview Drive and runs back between parallel lines, 150 feet to a dead line, and measure 80 feet across the rear thereon.

BEING the same property conveyed to J. B. Thomas and wife, Frances G. Thomas by deed from J. O. Paulk and wife, Alice F. Paulk and Charlie Y. Franks and wife, Marie P. Franks of record in Book 1713, Page 31, Register's Office for said County. Frances G. Thomas has since died; thereby leaving J. B. Thomas as surviving tenant by the entirety.

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 843, Pages 22 and 23, said Register's Office.

This instrument is executed on behalf of J.B. Thomas by Deona Lee Thomas as Attorney in Fact pursuant to a Power of Attorney of record in Book 11087, Page 921, Register's Office for Davidson County, Tennessee. 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: 1502 Grandview Drive, 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.

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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 5th day of January, 1999.

J. B. Thomas By: Deona Lee Thomas

J.B. Thomas, By: Deona Lee Thomas, Atty-In-Fact

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 135,000.00

Kathi L. Padgett
Affiant

Sworn and subscribed before me on the 5th day of January, 1999.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

0533989

99 JAN -7 PM 1:09

CECIL CROWELL REGISTER
DAVIDSON COUNTY, TN.

Wildox Deed Wty—12/92

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 **Deona Lee Thomas**, 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 **J.B. Thomas**, 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 5th day of January, 1999.

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC IN DAVIDSON COUNTY, TENN.
My Commission Expires 9/16/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: J.B. Thomas

TO: Philip N. Elbert and Kathi L. Padgett

A F F I D A V I T

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.

Deona Lee Thomas
Deona Lee Thomas, Affiant

Sworn to and subscribed before me this

5th day of January, 1999.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC IN DAVIDSON COUNTY, TENN.
My Commission Expires 9/16/99

9855 01/07 0101 03CHECK 514.50

Widoc PAS Exhib WD—9/91

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

05 33989

IDENTIFICATION REFERENCE

99 JAN -7 PM 1:09

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			135000.00
		CON TX	499.50
		PRFEE	1.00
		WDEED	12.00
		CFEE	2.00
		TOTAL	514.50
		CHECK	514.50
01/07/99	01	13:06	0001 9855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409231