This Instrument Prepared By:

Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Steven Rush Sedberry and wife, Beth Ann Sedberry 142 Skyline View Drive Ripley, WV 25271	**SAME**	**132-05-046**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $232,900.00.

AFFIANT

Sworn to and subscribed before me this 1 day of February, 1999.

NOTARY PUBLIC

My Commission Expires: 4/22/2001

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN
My Commission Expires April 22, 2001

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, ROBERT T. WESTMEN, JR., unmarried, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto STEVEN RUSH SEDBERRY and wife, BETH ANN SEDBERRY, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> **LAND in Davidson County, Tennessee, and being Lot No. 23 on the plan of Brookhaven Estates as of record at Book 1835, page 49, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.**
>
> **BEING the same property conveyed to Robert T. Westmen, Jr. by Warranty Deed from Kevin M. Welsh and wife, Kathleen C. Welsh, of record in Book 9400, page 348, Register's Office for Davidson County, Tennessee.**

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1999 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 132-05-046.

2. All matters appearing on the Plan of Brookhaven Estates of record in Book 1835, page 49, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in instrument of record in Book 1969, page 609, said Register's Office.

AND GRANTOR DOES FURTHER covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 4042 Overbrook Drive, Nashville, Tennessee 37204.

WITNESS our hands this 1 day of February, 1999 in Franklin, Tennessee.

ROBERT T. WESTMEN, JR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert T. Westmen, Jr., the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1 day of February, 1999.

Notary Public

My commission expires: 4/22/2001

BRENDA FRANKS HALE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN
My Commission Expires
April 22, 2001

99 FEB -2 AM 10:56

0543805

IDENTIFICATION REFERENCE

REGISTER
DAVIDSON COUNTY, TN.

0288 02/02 0101 03CHECK 872.72

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11321 PAGE 400

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
232900.00
CON TX 861.73
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 872.73
CHECK 872.73

02/02/99 01 10:55 0001 0288

05438805
IDENTIF. & REFERENCE

99 FEB -2 AM 10:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419645