WARRANTY DEED

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THIS INSTRUMENT PREPARED BY: WILLIAM B. DRESCHER, TUKE YOPP & SWEENEY,
SUITE 1100, NATIONSBANK PLAZA,
414 UNION STREET, NASHVILLE, TN 37219.

GRANTOR: KATHERINE L. DRESCHER

GRANTEE: STEVE WEAVER and wife DIANE WEAVER

Address New Owner No. as Follows:	**Send Tax Bills: To:**	**Map Parcel**
5217 Meta Circle Nashville, TN	COUNTRYWIDE HOME LOANS, INC 155 NORTHLAKE PASADENA, CALIFORNIA 91109	161-2-129

FOR AND IN CONSIDERATION of the sum of Ninety-eight Thousand Five Hundred Dollars ($98,500.00) and other good and valuable consideration, receipt and sufficiency of which are here acknowledged, **KATHERINE L. DRESCHER**, a single individual the **GRANTOR**, herein, does hereby bargain, sell, and convey to **STEVE WEAVER and wife DIANE WEAVER, GRANTEES**, herein, their heirs, successors, and assigns, certain real property situated in Davidson County, Tennessee, being more fully described as follows:

Being Lot No. 21 on the Plan of Section Two, McMurray Place, as shown on plat of record in Plat Book 5200, page 440, in the Register's Office for Davidson County, Tennessee to which plat reference is made for a more particular description.

Being the same property conveyed to Russell T. Cole and wife Katherine D. Cole, by deed of record in Book 9078, page 492, said Register's Office, the said Russell T. Cole and Katherine D. Cole having since divorced, the property being awarded to Katherine Lynn Drescher by Final Decree of Divorce of record in Book 11445, page 367, said Register's Office.

The Property is improved property known as 5217 Meta Circle, Nashville, TN 37211.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Ninety Eight Thousand Five Hundred Dollars ($ 98,500.00)

Affiant: Steven L. Weaver

Sworn to and subscribed before me, this June 30, 1999.

Melissa M. Scott
Notary Public

My Commission Expires: May 27, 2001

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

{0356620.1 }

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, his/her heirs, successors and assigns forever.

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, her heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of June, 1999.

GRANTOR

Katherine Drescher

KATHERINE L. DRESCHER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Melissa M. Scott, a Notary Public of said County and State, Katherine L. Drescher, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of June, 1999.

Melissa M. Scott

Notary Public

My Commission Expires: May 27, 2001

0606037

IDENTIF. & REFERENCE

99 JUN 30 PM 2:53

REL CANNELL REGISTER
DAVIDSON COUNTY, TN.

RECORDED

EXHIBIT A

Encumbrances

1. Real Property Taxes for 1999 and subsequent years, a lien not yet due and payable.

2. Restrictions and Easements as contained in Book 5939, page 231, RODC.

3. All matters shown on Plat of record in Book 5200, page 440,RODC.

4. Encroachment of neighbor's shed and concrete drive over westerly property line.

5. Encroachment of storage shed into 10 foot Public Utility and Drainage Easement Area along easterly property line.

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

0606037

IDENTIF. & REFERENCE

99 JUN 30 PM 2:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	98500.00
CON TX	364.45
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	379.45
CHECK	379.45

06/30/99 01 14:59 0001 6388

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484849