PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 41135
Dav. Co. File: Box 8

SIDWELL & BARRETT, P.C.
121 1st Avenue South Suite 200
Franklin, TN 37064

99 JUL 27 AM 9:07
WILL GAMMON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION & REFERENCE
ub1b122

BOOK 11588 PG. 789

ADDRESS NEW OWNER:

Jewell Overman
Kimberly Ann Overman
243 Westchase Drive Unit 243
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:

Cendant Mortgage
6000 Atrium Way
Mt Laurel, NJ 08054

MAIL ENV.

TAX MAP-PARCEL NUMBERS: 116-03-F-44

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 157500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Arnold M. Weiss and spouse, Joan Weiss,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jewell Overman, a single woman** and **Kimberly Ann Overman, a single woamn,** 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. 243 of Westchase Condominiums, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of Record in Book 6250, page 43, said Register's Office, 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.

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

BEING the same property conveyed to Arnold M. Weiss and wife, Joan Weiss, by deed from Mary Carolyn Coble, unmarried, of record in Book 8430, page 647, said Register's Office.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of record in Plat Book 6250, page 43, Register's Office for Davidson County, Tennessee, which Plan shows minimum building setback 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 6097, page 266 and as amended in Book 6112, page 677, Book 6341, page 380, Book 6866, page 362, 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, to which Master Deed reference is hereby made for more particulars.

This instrument is executed on behalf of Joan Weiss by Arnold M. Weiss 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: 243 Westchase Drive Unit 243, Nashville, TN 37205

BOOK 11588 PG. 790

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 19th day of July, 1999.

Arnold M. Weiss

Arnold M. Weiss

Joan Weiss by Arnold M. Weiss, atty-in-fact

Joan Weiss, By: Arnold M. Weiss, Atty-In-Fact

State of Tennessee
County of Davidson

On this 19th day of July, 1999, before me the undersigned authority, personally appeared **Arnold M. Weiss**, 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 to be a free act and deed.

My Commission Expires: August 22, 2000

Notary Public

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: $ 157500.00

Affiant

Sworn and subscribed before me on the 19th day of July, 1999.

My Commission Expires: 11-18-01

Notary Public

State of Tennessee
County of Davidson

BOOK 11588 PG. 791

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Arnold M. Weiss**, 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 **Joan Weiss**, 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 19th day of July, 1999.

Joyce A. Turner
Notary Public

My Commission Expires: August 22, 2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Arnold M. Weiss and Joan Weiss

TO: Jewell Overman and Kimberly Ann Overman

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.

Arnold M. Weiss
Arnold M. Weiss, Affiant

Sworn to and subscribed before me this 19th day of July, 1999.

Joyce A. Turner
Notary Public

My Commission Expires: August 22, 2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11588 PG. 792

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

06/6/22
IDENTIF. 4 REFERENCE

99 JUL 27 AM 9:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495543