PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 42389
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/11/01 13:14 2pgs
Fees:11.00 Taxes:739.63
20010511-0049142

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Margaret I. Nehring 8456 Indian Hills Drive Nashville, TN 37221	Countrywide Home Loans 718 Thompson Lane, Ste. 104 Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 155-10-A-095

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 199,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David A. Weaver and spouse, Jennifer P. Lee,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret I. Nehring,** 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. 98 on the Plan of McCrory Trace Estates of record in Book 6900, Page 720-723, Surveyor's Correction in Book 7825, Page 429 Register's Office for said County.

Said Lot No. 98 fronts 105.00 feet on the southwesterly margin of Indian Hills Drive and extends back 100.06 feet on the northwesterly line and 120.00 feet on the southeasterly line to a dead line in the rear, measuring 49.85 feet thereon.

Being the same property conveyed to David A. Weaver and Jennifer P. Lee, as joint tenants with right of survivorship by deed from Robby L. Russell and Michelle H. Russell, husband and wife Register's Office for Davidson County, Tennessee.

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 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 720-723 amended by Surveyors Certificate of correction in Book 7825, Page 429, said Register's Office, which Plan shows a designated building site and a 5 foot easement for public utility and drainage along the northwesterly side and rear line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 7241, Page 597, Book 7576, Page 831, Book 7576, Page 846, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 8456 Indian Hills Drive, Nashville, TN 37221

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 10th day of May, 2001.

David A. Weaver

Jennifer P. Lee

State of Tennessee
County of Davidson

On this 10th day of May, 2001, before me the undersigned authority, personally appeared **David A. Weaver** and **Jennifer P. Lee**, 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

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: $ 199,900.00

Affiant

Sworn and subscribed before me on the 10th day of May, 2001.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

Notary Public