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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,800.00

Eric Scott Chastain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 1991.

Notary Public

MY COMMISSION EXPIRES: 11/10/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee	MAP-PARCEL NUMBERS
ERIC SCOTT CHASTAIN (NAME)	FIDELITY FEDERAL BANK (NAME)	Map 042-07
643 Heritage Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 117
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	11D-42492

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary L. Thomas, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC SCOTT CHASTAIN AND WIFE, DIANE S. CHASTAIN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Heritage Village, Section 2, as of record in Book 4460, Page 160, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEGINNING at a point in the westerly margin of Heritage Drive, at the common front corner of Lots 11 and 12; thence with the line between said two lots, westerly 205.52 feet to a point, said point being the common rear corner of Lots 11 and 12; thence with the line between said lots, northerly 121.20 feet to a point in the southerly margin of Williams Avenue; thence with the margin of the same, easterly 170.00 feet to a point at the beginning of a curve to the right having a radius of 25.00 feet; thence around said curve, 39.27 feet to a point in the westerly margin of Heritage Drive; thence with the margin of the same, southerly 86.53 feet to the point of beginning.

BEING the same property conveyed to Christopher C. Thomas and wife, Mary L. Thomas, by Deed from James M. Fischer, Jr. and wife, Mary V. Fischer, of record in Book 5199, Page 986, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree Docket No. 90D-1298 in the Circuit Court for Davidson County, Tennessee. Said property was further conveyed to Mary L. Thomas by Quitclaim Deed of record in Book 8194, Page 508, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4424, Page 740, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is (unimproved / improved (XX)) property, known as 643 Heritage Drive, Madison, TN 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness her hand this 24th day of April, 19 91

Mary L. Thomas
Mary L. Thomas

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary L. Thomas, an unmarried person

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 1991.

Notary Public

Commission Expires 11/10/91

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Mary L. Thomas, an unmarried person

TO

ERIC SCOTT CHASTAIN AND WIFE, DIANE S. CHASTAIN

09827

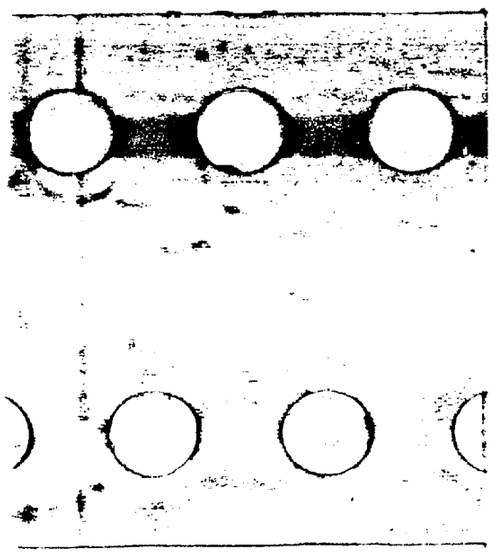
IDENTIF. REFERENCE

APR 26 1 54 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

8550 04/26 010 CHECK 333.04

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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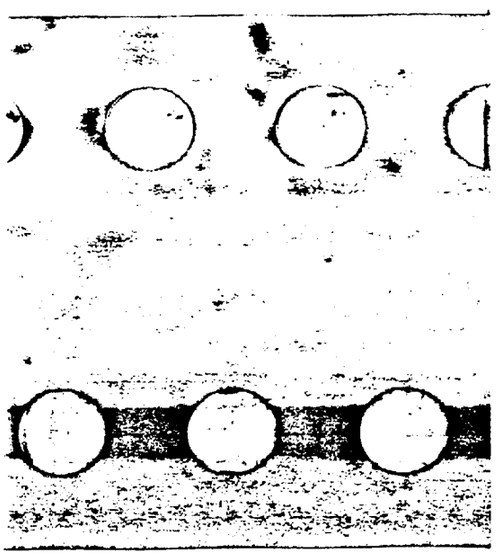
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 98800.00
CON TX 326.04
PRFEE 1.00
MDEED 6.00
TOTAL 333.04
CHECK 333.04

04/26/91 01 13:52 0001 B550

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



09827

IDENTIF. TREFERENCE

APR 26 1 54 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 416550