PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9684 PG 41

W & I Ref: (cmw) Title No: 36551
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Georgia Burton 13 Foxhall Close Nashville, TN 37215	Sunbelt National Mortgage Corporation c/o FTB Mortgage Services P.O. Box 613136 Memphis, TN 38101

TAX MAP-PARCEL NUMBERS: 117-09-A-13 CO 07DA 70907

WARRANTY DEED

3598 05/30 0101 03CHECK 1026.50

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas W. Molteni and spouse, Beth L. Molteni,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Georgia Burton, a single person,** 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, bieng Lot No. 13 on the plan of Foxhall Close of record in Book 4860, page 46, Register's Office for said County, together with as an appurtenance thereto, that certain easement for driveway purposes of record in Book 6877, page 192, said Register's Office.

SAID Lot No. 13 fronts 54.97 feet on th northeasterly margin of Foxhall Road and extends back 128.23 feet on the westerly line and 157.84 feet on the southeasterly line to a dead line in the rear, measuring 93.30 feet thereon.

BEING the same property conveyed to Thomas W. Molteni and spouse, Beth L. Molteni by deed from Joe M. Goodman and spouse, Judy S. Goodman of record in Book 8751, page 216, 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..

The property herein conveyed is subject to a shared driveway easement across the easterly portion of said lot of record in Book 6877, page 192, said Register's Office and to the restrictive covenants, liens and other matters set forth in Book 4954, Page 586, Book 5792, page 782, Book 5832, page 378 and Book 5875, page 873, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 13 Foxhall Close, Nashville, TN 37215

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 26th day of May, 1995.

Thomas W. Molteni

Beth L. Molteni

State of Tennessee
County of Davidson

On this 26th day of May, 1995, before me the undersigned authority, personally appeared **Thomas W. Molteni** and **Beth L. Molteni**, 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

My Commission Expires:

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: $ 275000.00

Georgia L Burton
Affiant

Sworn and subscribed before me on the 26th day of May, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

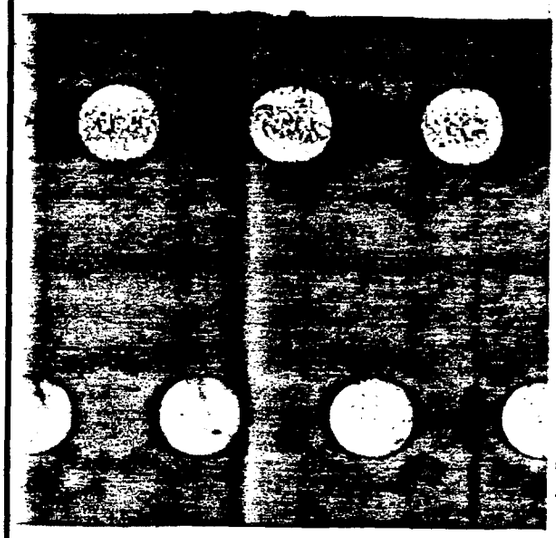
My Commission Expires:

Notary Public

95 MAY 30 AM 10:59
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0064957



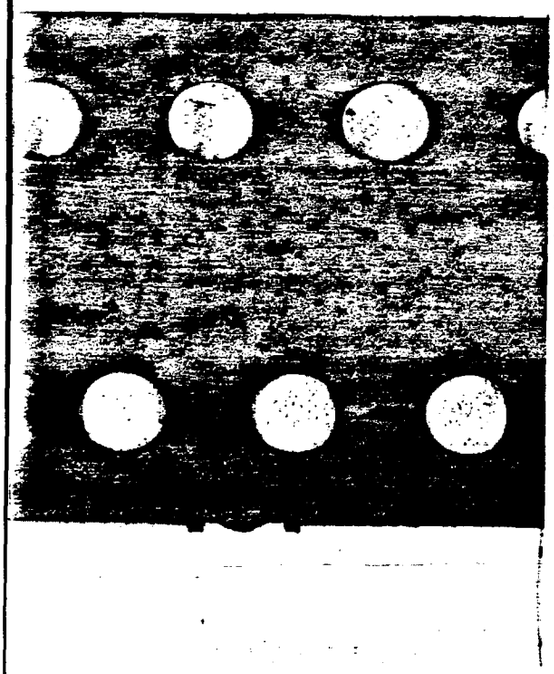
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9684 PG 43

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT
275000.00
CON TX 1017.50
PRFEE 1.00
WDEED 8.00
1026.50
CHECK 1026.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/30/95 01 11:01 0001 5598

0064957
IDENTIF. # REFERENCE

95 MAY 30 AM 10:59

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 914924