BOOK 10430 PG 814

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
James D. Hightshoe	Midland Mortgage Co.	Map 26-7
108 Dover Court	P.O. Box 26648	Parcel 143
Goodlettsville, TN 37072	Oklahoma City, OK 73126	Field Book GO-20762

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, TODD LEWIS and wife, REBECCA LEWIS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JAMES D. HIGHTSHOE, a single man, hereinafter referred to as the "GRANTEE", his 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. 221 on the Plan of Windsor Green, Phase 2, Section 1, as shown on the Plat of record in Book 6250, pages 988 and 989, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Todd Lewis and wife, Rebecca Lewis, by deed from Lynn T. Williams and wife, Diane G. Williams, of record in Book 9362, page 325, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 108 Dover Court, Goodlettsville, TN 37072.

The property description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

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, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for:

1. 1997 real property taxes, which are a lien but not yet due and payable, and which will be paid in full by the GRANTEE, when due.

2. The indebtedness owing under a Deed of Trust Note and Deed of Trust executed by John D. Dodson, unmarried, to Patricia Spicer Carden, Trustee, dated October 31, 1988 and recorded November 7, 1988 in Book 7697, page 742, Register's Office for Davidson County, Tennessee to secure to Diamond Mortgage Corporation the payment of one note in the amount of $88,900.00, said Deed of Trust having been assigned to Fleet Mortgage Corporation by Assignment of record in Book 7835, page 700, and having been further assigned to Midland Mortgage Company. By his signature hereto, the GRANTEE, James D. Hightshoe, agrees that he will assume the balance owing on the said mortgage, will pay all payments due to be paid in a timely manner,

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT ANY EXAMINATION OF THE TITLE TO THE REAL PROPERTY DESCRIBED HEREIN.

will comply with all terms, provisions and conditions contained in the said mortgage and will indemnify and hold harmless Todd Lewis and wife, Rebecca Lewis, from any cost, expense or judgment relating to the said mortgage, including their reasonable attorneys' fees, court costs and other litigation expenses.

3. Subject to covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitations as set forth in restrictions recorded in Book 6406, page 929, Register's Office for Davidson County, Tennessee.

4. Subject to the dedication of common areas of record in Book 7864, page 369, Register's Office for Davidson County, Tennessee.

5. Subject to all matters as shown on the Plat recorded in Book 6250, pages 988 and 989, Register's Office for Davidson County, Tennessee.

6. Subject to a Deed of Dedication to Madison Suburban Utility District recorded in Book 7410, page 996, Register's Office for Davidson County, Tennessee.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 15th day of April, 1997.

"GRANTORS"

TODD LEWIS

REBECCA LEWIS

"GRANTEE"

JAMES D. HIGHTSHOE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TODD LEWIS and wife, REBECCA LEWIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15th day of April, 1997.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES D. HIGHTSHOE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15th day of April, 1997.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES
JULY 26, 1997

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Sworn to and subscribed before me, this the 15th day of April, 1997.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

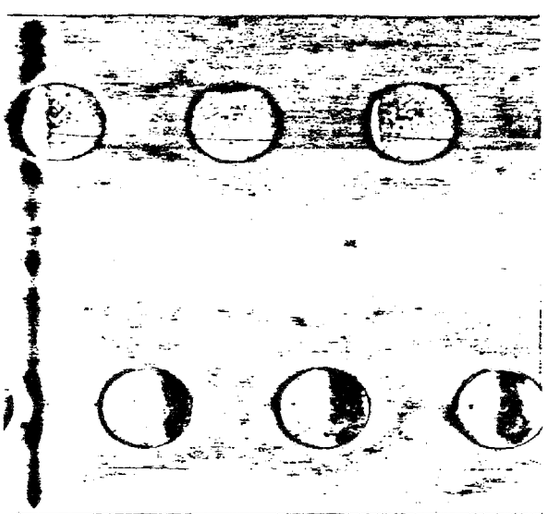
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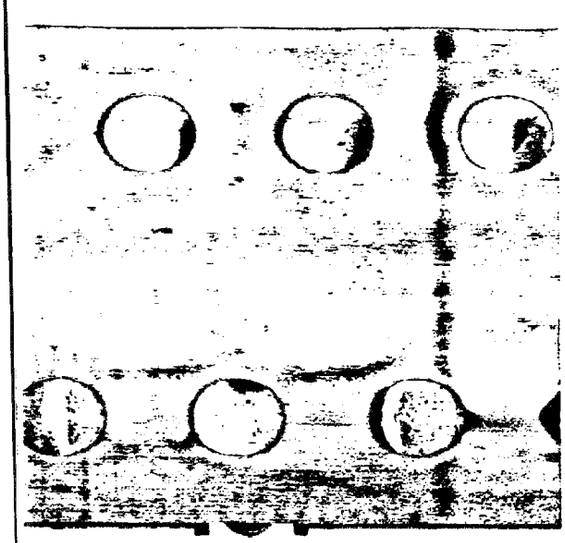
97 APR 28 PM 12:51
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0298513

4041 04/28 0101 03CHECK 401-50





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

RECEIVED OF _____

FOR _____

BOOK 10430 PG 817

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	
				105000.00
			CON TX	388.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	401.50
			CHECK	401.50
04/28/97	01	12:49	0001	4041

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

029851 3
IDENTIF. # REFERENCE

97 APR 28 PM 12:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144149