Box 61

INSTRUMENT PREPARED BY:
FIRST TITLE CORPORATION
1161 Murfreesboro Rd. Ste 324
Nashville, TN 37217

FILE #: T-5113-MEDKIFF

BOOK 10516 PG 416

WARRANTY DEED

NEW OWNER NAME:	SEND TAX BILL TO:	MAP PARCEL NUMBER:
James P. Medkiff Judy D. Medkiff	Southern Mortgage Company, Inc.	18-15-012.01
STREET ADDRESS: 539 Moncrief Avenue	STREET ADDRESS: 6685 Poplar Avenue	
CITY STATE ZIP Goodlettsville, TN 37072	CITY STATE ZIP Germantown, TN 38139	

THIS INDENTURE, made and entered into this 30th day of June, 1997, by and between Wylie Benjamin Estes and wife, Renee E. Estes parties of the first part, and James P. Medkiff and wife, Judy D. Medkiff parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, to-wit:

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, 10th Civil District, City of Goodlettsville, being Lot No. 3 of the original subdivision of Lots 41 and 42 of the Moncrief Subdivision, and more particularly described according to a re-survey by A.L. Nimmo, Surveyor as follows:

BEGINNING at the common corners of Lot 1 and 3 on the southerly margin of Moncrief, between Lots 1 and 3, thence South 35 deg. East 303 feet to the common corner of 1, 3, 2 and 4; thence South 65 deg. West 100 feet to the common corner of Lots 3, 4 and 5; thence on the line between Lots 3 and 5, North 35 deg. West 303 feet to the southerly margin of Moncrief Avenue; thence with the margin of Moncrief Avenue, North 65 deg. East 100 feet to the point of beginning.

Being the same property conveyed to Wylie Benjamin Estes and wife, Renee E. Estes by deed of record in Deed Book 9082, Page 169, Register's Office for said County.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, parties heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS the signature of the said party of the first part the day and year first above written.

Wylie Benjamin Estes

Renee E. Estes

ACKNOWLEDGEMENT PAGE OF WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, Wylie Benjamin Estes and wife, Renee E. Estes, the within named bargainor, 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 30th day of June, 1997.

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 05/30/99

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $96,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of June, 1997.

Notary Public Patricia Kay Neal

My Commission Expires:
05/30/99

PROPERTY ADDRESS:
539 Goodrich Avenue
Goodlettsville, TN 37072

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

97 JUL -3 AM 9:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0322660

IDENTIF. & REFERENCE

0493 07/03 0101 03CHECK 364-20

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

RECEIVED OF _____

FOR _____

BOOK 10516 PG 418

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	96000.00
CON TX	355.20
PRFEE	1.00
WDEED	8.00
TOTAL	364.20
CHECK	364.20

07/03/97 01 09:37 0001 0493

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0322660
IDENTIF. # REFERENCE

97 JUL -3 AM 9:37

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

No. 1170270