BOOK 10667 PG 395 18 B

This Instrument Prepared by J. Schuhl
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

RETURN TO:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

AREL-01209

WARRANTY DEED

THIS INDENTURE, made this 10th day of October, A.D., 19 97, between CARL SEXTON, unmarried

Tennessee, First Parties, and

VIRGINIA A. LYNCH

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100---------- ($10.00----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

I

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Being Lot No. 101 on the Plan of Gibson Heights, as of record in Book 1835, page 133, Register's Office of said County.

Said Lot No. 101 fronts 70.06 feet on the easterly side of Shadow Land and extends back 185.58 feet on the northerly line and 185 feet on the southerly line to a dead line, measuring 97.26 feet thereon.

BEING the same premises which Luther and Audra Louise Drummond, by Deed dated July 19, 1994 and recorded in Davidson County, Tennessee in Deed Book Volume 9415, Page 131&c., granted and conveyed unto Carl Sexton, unmarried, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

97-7-5737

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Carl Sexton (L.S.)
Carl Sexton

_____(L.S.) _____(L.S.)

STATE OF TENNESSEE }
COUNTY OF }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **CARL SEXTON, unmarried**, 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 and official seal at office, in WASHINGTON County, this 10th day of OCTOBER 19 97

Tammy Hawley
Notary Public

My Commission expires 10-30-00

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER VIRGINIA A. LYNCH
ADDRESS 2704 SHADOW LANE
NASHVILLE, TN 37216

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
FT MORTGAGE COMPANIES
ADDRESS P.O. Box 80140
ATLANTA, GA 30366

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $78,000.00. Affiant
VIRGINIA A. LYNCH

Subscribed and sworn to before me this 30 day of October 1997.

Notary Public Denise O. Allis
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. ALLIS
My Commission Expires 5/28/2000

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 073-06-0, PARCEL 014.00).

2. All matters as set forth on the Plan of record in Plat Book 1835, page 133, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants recorded in Deed Book 2087, Page 453, Register's Office for DAVIDSON County, Tennessee.

4. Agreement for Sanitary Sewers and/or storm drainage, of record in Deed Book 4192, Page 99, Register's Office for DAVIDSON County, Tennessee.

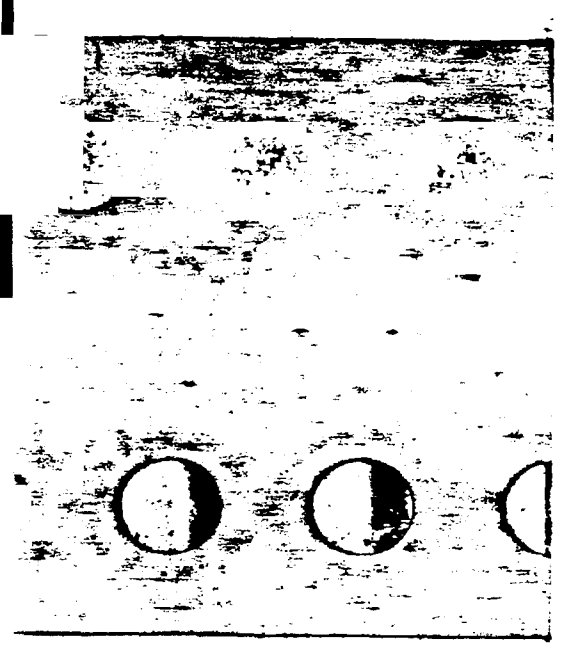
0365245

IDENTIFICATION REFERENCE

97 NOV -3 PM 12:24

REGISTER
DAVIDSON COUNTY, TN.

6582 11/03 0101 03CHECK 301.60



OFFICIAL RECEIPT

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

RECEIVED OF _____

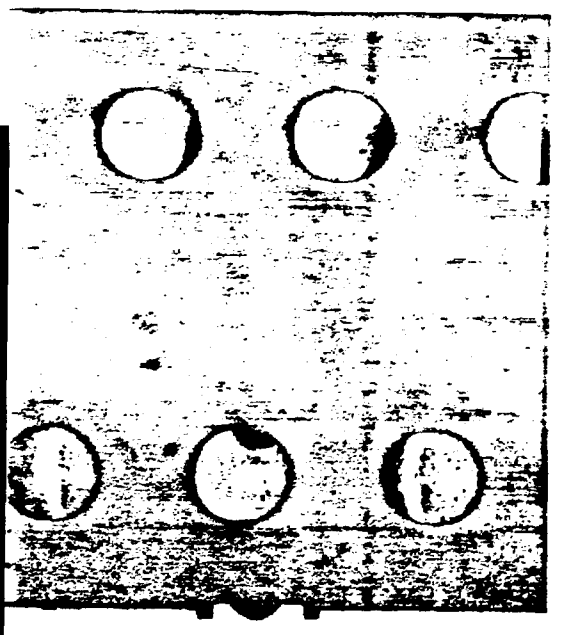
FOR _____

BOOK 10667 PG 398

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 78000.00
CON TX 286.60
PRFEE 1.00
WDEED 12.00
TOTAL 301.60
CHECK 301.60
11/03/97 01 12:25 0001 6582



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0365245
IDENTIFICATION REFERENCE

97 NOV -3 PM 12:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1215796