Box 1

WARRANTY DEED

STATE OF TENNESSEE BOOK 10749 PG 777
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

+ Callie Lisa Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 1997.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Callie Lisa Sutton	Southeastern Mortgage of Tennessee, Inc.	64-15A-14
(NAME)	(NAME)	
741 Sweetwater Circle	115 29th Ave. South	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville,Tennessee 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JAMES J. MARSELLA AND WIFE CHRISTINE L. MARSELLA** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CALLIE LISA SUTTON, UNMARRIED** 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. 14 on the Plan of Plantation Walk Section 1 of record in Plat Book 7900, Page 697, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James J. Marsella and wife Christine L. Marsella by deed of record in Book 9887, Page 972, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of James J. Marsella by Christine L. Marsella as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 6749 Page 775 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) property, known as 741 Sweetwater Circle, Old Hickory, TN 37138
(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 assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized 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.

0387754
IDENTIF. & REFERENCE

98 JAN -7 PM 12:29
REGISTER
DAVIDSON COUNTY, TN

9430 01/07 0101 03CHECK 497.4

Witness my/our hand(s) this 31st day of December, 1997.

James J. Marsella
By: Christine L. Marsella, Attorney-In-Fact

Christine L. Marsella

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named ~~James J. Marsella and wife~~ Christine L. Marsella, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 31st day of December, 1997

Commission expires: October 9, 1999

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Lori Holloway
Notary Public

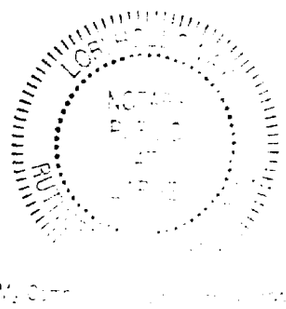
My Commission Expires Oct. 9, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12/31/97 before me personally appeared Christine L. Marsella, the person who executed the foregoing instrument on behalf of James J. Marsella, and acknowledged that she executed the same as the free act and deed of the said James J. Marsella, through Power of Attorney granted her, by the said James J. Marsella.

Notary Public

Commission Expires:



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

RECEIVED OF _____

FOR _____

BOOK 10749 PG 779

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 132000.00
CON TX 488.40
PRFEE 1.00
WDEED 8.00
TOTAL 497.40
CHECK 497.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/07/98 01 12:33 0001 9430

0387754
IDENTIF. & REFERENCE

98 JAN -7 P1:12:29
REGISTER
DAVIDSON CO. TN.

No. 1240103