File Box 9-B
First Title and Escrow Company, Inc.
#15213

BOOK 10763 PG 490

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	MAP-PARCEL NUMBERS
Treglown Patton Warner	Same	Map: 104-12-0
3728 WEST END AVENUE		Parcel: 240.00
Nashville, Tennessee 37205		

THIS INSTRUMENT WAS PREPARED BY:
Richard Piliponis, Attorney
176 Second Avenue, North
Suite 400
Nashville, Tennessee 37201

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 115,000.00.
Stan Allen, AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF January, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/23/2001

039927
IDENTIF. ↑ REFERENCE

98 JAN 21 AM 10:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

FOR AND IN CONSIDERATION of Ten Dollars and other good and valuable consideration, First Homes Group, a Partnership* hereinafter referred to as Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Treglown Patton Warner, unmarried his successors and assigns, hereinafter referred to as Grantees, the following tract or parcel of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Belmont Park Company's Addition, of Record in Plat Book 57, Page 156, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Said Lot No. 83 fronts 50 feet on the easterly side of 18th Avenue South, formerly Baxter Boulevard, and runs back between parallel lines 162 feet to an alley.

Being the same property conveyed to First Homes Group, a partnership,* from Howard L. Stevens and wife, Norma Y. Stevens, by deed of record in Book 7807, page 752, Register's Office for Davidson County, Tennessee.

*composed of Stan Allen and Betty Sue Allen

( ) Unimproved
This is (x) Improved Property known as 1904 18th Avenue, South, Nashville, Tennessee 37212.

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 and assigns forever. We do covenant with 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 in unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the 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.

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IN WITNESS WHEREOF, We have hereto set our hands on this the 16th day of Jan., 1998.

GRANTOR, FIRST HOMES GROUP
STAN ALLEN, 50% PARTNER

GRANTOR, FIRST HOMES GROUP
BETTY SUE ALLEN, 50% PARTNER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named, FIRST HOMES GROUP, by and through its equal partners, STAN ALLEN and BETTY SUE ALLEN, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who each acknowledged that they executed the within instrument for the purposes contained therein.

With my hand and official seal at Nashville, Tennessee, this 16th day of Jan., 1998.

NOTARY PUBLIC

My Commission Expires:

9/23/2001

4003 01/21 0101 03CHECK 434.

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

RECEIVED OF _____

FOR _____

BOOK 10763 PG 492

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
115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL 434.50
CHECK 434.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/21/98 01 10:50 0001 4003

0391927
IDENTIF. ↑ REFERENCE
98 JAN 21 AM 10:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1244625