BOOK 1077 PG 819

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF January, 98

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires: 7-25-99

MAJ **THIS INSTRUMENT WAS PREPARED BY**
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth G. Nix (NAME)	FT Mortgage Companies d/b/aFirst (NAME)	MAP 110
4118 Smotherman Road (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 168
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	4D 16223

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, Michael J. Brennan and Sharon M. Brennan, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth G. Nix and Kelly S. Stewart, as joint tenants with the specific right of survivorship

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:

SEE ATTACHED EXHIBIT A

98 JAN 28 AM 8:12
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0394225

6477 01/28 0101 03CHECK 688.25

unimproved ( )
This is improved (X) property, known as 4118 Smotherman Road, Hermitage, Tennessee 37076
(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 and 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.

Witness our hand s this 15th day of January 19 98

Michael J. Brennan

Sharon M. Brennan
Sharon M. Brennan

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Brennan and Sharon M. Brennan, both unmarried

the bargainor S, 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 White House, Tennessee, this 15th day of January, 1998.

Commission expires _____

Notary Public

My Commission Expires: 7-25-98

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

EXHIBIT A

BOOK 10770 PG 821

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and described according to an unrecorded Survey made by Gary R. Cummings, September 12, 1976, as follows:

Beginning at an iron pin in the easterly margin of New Hope Road, said point being 1,405 feet, more or less, from the center line of Stewarts Ferry Pike; thence with the easterly margin of New Hope Road, North 3° 14'30" East 50.00 feet to an iron pin; thence leaving the easterly margin of New Hope Road South 87° 13' 00" East 873.85 feet to an iron pin; thence South 84° 39' 29" East 828.91 feet to an iron pin in the westerly margin of Smotherman's Lane (a private driveway); thence South 4° 06' 24" West 261.00 feet to an iron pin a the northeast corner of an 11.22 acre tract owned by Robert D. Moles by deed of record in Book 5072, Page 16, Register's Office for Davidson County, Tennessee; thence running with said Moles north line North 86° 25' 47" West 824.42 feet to an iron pin; thence North 3° 14' 26" East 236.62 feet to an iron pin; thence North 87° 13' 00" West 873.85 feet to the point of beginning and containing 6.20 acres, more or less.

Being the same property conveyed to Michael J. Brennan and Sharon M. Brennan by deed from David E. McWilliams and wife, Doris G. McWilliams of record in Book 7076, Page 467, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10770 PG 822

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	
				182500.00
			CON TX	675.25
			PRFEE	1.00
			WDEED	12.00
			TOTAL	688.25
			CHECK	688.25
01/28/98	01		08:11 0001	6477

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0394225
IDENTIF. & REFERENCE

98 JAN 28 AM 8:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1247068