WARRANTY DEED

BOOK 10779 PG 433

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: 6/13/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENDALL T. JAEGER (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	MAP 52-02
724 YOWELL AVENUE (ADDRESS)	6525 QUAIL HOLLOW ROAD (ADDRESS)	PARCEL
MADISON, TN 37115 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38120 (CITY) (STATE) (ZIP)	36.00

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, FRANCIS GLENN KAYLOR, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENDALL T. JAEGER

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:

Situated in Davidson County, Tennessee, being Lot No. 18 and the west 1/2 of Lot No. 19 of Block F, on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

Said Lot and said part of lot adjoin and front together 75 feet on the south side of Yowell Avenue, and run back between parallel lines 145 feet to a dead line in the rear.

Being the same property conveyed to FRANCIS GLENN KAYLOR AND WIFE, SANDRA CAROL KAYLOR by Deed of record in Book 4922, page 106, Register's Office for Davidson County, Tennessee; the said SANDRA CAROL KAYLOR having since died, the property vests in FRANCIS GLENN KAYLOR as surviving tenant by the entirety.

0396522

IDENTIF. & REFERENCE

98 FEB -3 AM 10:28

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 724 YOWELL AVENUE, MADISON, TN 37115
(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 my hand this 30th day of January 19 98

Francis Glenn Kaylor
FRANCIS GLENN KAYLOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10779 PG 434

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANCIS GLENN KAYLOR, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 30th day of January 19 98.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

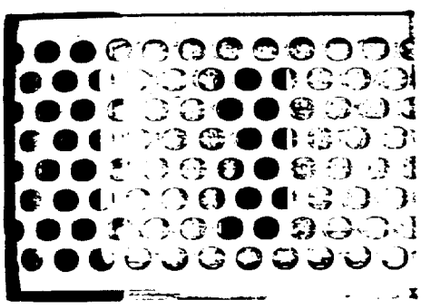
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

8901 02/03 0101 03CHECK 304.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10779 PG 435

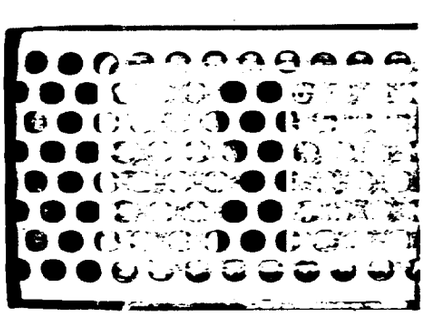
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	79900.00
CON TX	295.63
PRFEE	1.00
WDEED	8.00
TOTAL	304.63
CHECK	304.63

02/03/98 01 10:32 0001 8901

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0396522
IDENTIF. & REFERENCE

98 FEB -3 AM 10:28

DAVIDSON COUNTY, TN.

No. 1249466