File Box-9B
First Title & Escrow Co., Inc.
File No. 15246

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 10795 PG 464

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JEFFERY C. OWEN	New Owner	Map 104-9, p. 101
(NAME)	(NAME)	
3807 RICHLAND AVENUE		F. Book 26W2555
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, GILBERT WARNER RAULSTON, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFERY C. OWEN AND WIFE, MEGHAN M. OWEN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the easterly half of Lot No. 12 of Block 9, on the Plan of Richland Realty Company's Division "A" of record in Book 161, page 151, Register's Office for Davidson County, Tennessee. Said Plan shows property divided in Blocks, but not into Lots. According to an unregistered copy of survey of said subdivision showing said blocks divided into lots, said part of said Lot No. 12 is described as follows:

Beginning at a point in the southerly margin of Richland Avenue; 575 feet east of Wilson Avenue; thence southerly 200 feet; thence easterly 50 feet; thence northerly 200 feet to the southerly margin of Richland Avenue; thence with the margin of the same, westerly 50 feet to the point of beginning.

Being the same property conveyed to Gilbert Warner Raulston by deed from David A. York, Jr. and Steven D. Lane of record in Book 9491, page 517, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee(s); and (2) All matters appearing on the Plan of record in Plat Book 161, page 151, said Register's Office.

Deborah G. Raulston, spouse of Gilbert Warner Raulston, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Gilbert Warner Raulston.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved (XX) unimproved ( ) property, known as 3807 RICHLAND AVENUE, NASHVILLE, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 11th day of February, 19 98

Gilbert Warner Raulston
GILBERT WARNER RAULSTON

Deborah G. Raulston
DEBORAH G. RAULSTON

STATE OF TENNESSEE BOOK 10795 PG 465

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. GILBERT WARNER RAULSTON and DEBORAH G. RAULSTON

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 11th day of February, 19 98.

My commission expires 9/23/2000 Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

IDENTIFICATION REFERENCE

98 FEB 17 AM 9:32

0400969

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 19 98.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

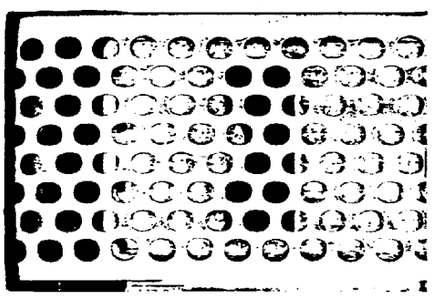
FROM GILBERT WARNER RAULSTON

TO JEFFERY C. OWEN AND WIFE, MEGHAN M. OWEN

3720 02/17 0101 03CHECK 1488.63

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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



RECEIVED OF _____

FOR _____

BOOK 10795 PG 466

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
399990.00
CON TX 1479.63
PRFEE 1.00
WDEED 8.00
TOTAL 1488.63
CHECK 1488.63

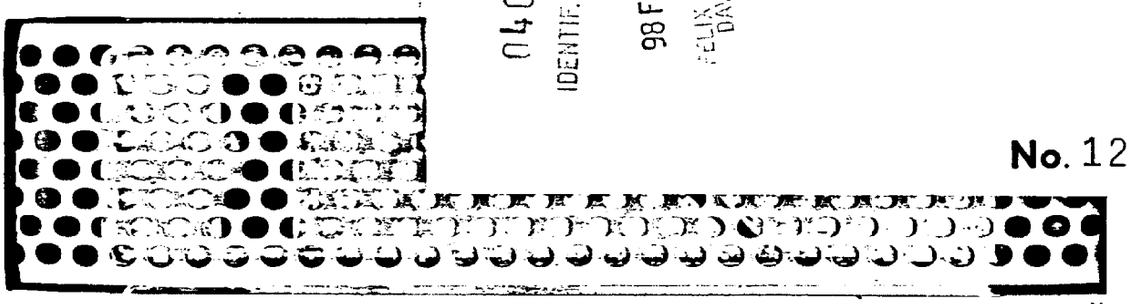
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/17/98 01 07:30 0001 3720

04000969
IDENTIFICATION REFERENCE

98 FEB 17 AM 9:32

REGISTER
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.



No. 1254231