THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 10797 PG 293

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William Ronald Sexton, et ux 812 Brooks Avenue Madison, TN 37115	Same as New Owner	Map 43-5 Parcel 72 Field Book 11D 60255

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EUGENE CARTER and wife, MARCELLE C. CARTER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto WILLIAM RONALD SEXTON and wife, BECKY J. SEXTON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 9 and the north 60 feet of Lot No. 10, of Block "E" on the map of Crestview Estates, of record in Book 843, page 81, Register's Office for Davidson County, Tennessee.

SAID Lot and part of lot adjoin and front together 161 feet on the east side of Brooks Avenue and run back between parallel lines 157.4 feet to a dead line.

BEING the same property conveyed to Eugene Carter and wife, Marcelle C. Carter, by deed from Fate Lannom of record in Book 4155, page 918, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 812 Brooks Avenue, Madison, TN 37115.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which will be paid, in full, without proration, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 843, page 81, Register's Office for Davidson County, Tennessee.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 13th day of February, 1998.

BOOK 10797 PG 294

"GRANTORS"

Eugene Carter
EUGENE CARTER

Marcelle C. Carter
MARCELLE C. CARTER

"GRANTEES"

William Ronald Sexton
WILLIAM RONALD SEXTON

Becky J. Sexton
BECKY J. SEXTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENE CARTER and wife, MARCELLE C. CARTER, and WILLIAM RONALD SEXTON and wife, BECKY J. SEXTON, 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, at office, this the 13th day of February, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $69,000.00.

William Ronald Sexton
Affiant

Sworn to and subscribed before me, this the 13th day of February, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

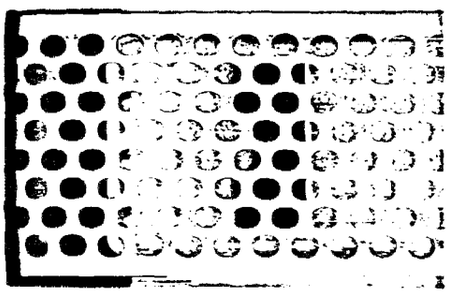
4282 02/17 0101 03CHECK 264.30

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REGISTER
DAVIDSON COUNTY, TN

IDENTIF. + REFERENCE

04 01529



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

RECEIVED OF _____

FOR _____

BOOK 10797 PG 295

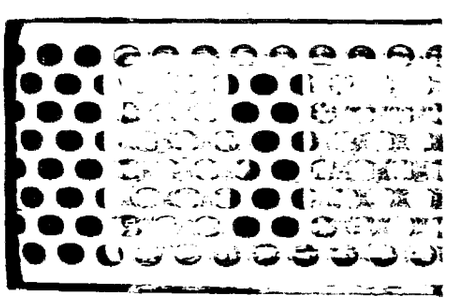
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	69000.00
CON TX	255.30
PRFEE	1.00
WDEED	8.00
TOTAL	264.30
CHECK	264.30

02/17/98 01 16:16 0001 4292

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0401529
IDENTIF. & REFERENCE

98 FEB 17 PM 4:16

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

No. 1254801