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

WARRANTY DEED

BOOK 10797 PG 633

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

#15255

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEVEN A. KING (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	115-11
601 Brook Hollow Road (STREET ADDRESS OR ROUTE NUMBER)	3212 West End Avenue, Ste. 500 (STREET ADDRESS)	64
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	8DZ69235

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, ANN V. GRIFFITH, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN A. KING, unmarried

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 part of Lot No. 291 on the Map of West Meade Farms, Inc., Section L, as of record in Book 2133, page 53, Register's Office for said County, described as follows:

Beginning on the westerly margin of Brook Hollow Road at the corner of Lot Nos. 291 and 292; thence with the line between said two lots, westwardly 340.5 feet; thence south 4 deg. 42 min. west 194.1 feet to the northerly line of Lot No. 150 on the Map of West Meade Farms, Inc., Section "G", as of record in Book 1835, page 115, said Register's Office; thence with the northerly line of said Lot No. 150, north 69 deg. 13 min. east 169.65 feet to a point in the west face of a retaining wall, being a corner of the part of Lot No. 291 conveyed to Artie G. Manley by deed from West Meade Farms, Inc., of record in Book 2202, page 219, said Register's Office; thence along said retaining wall and along said Manley's line, north 20 deg. 47 min. west 1.5 feet; thence north 69 deg. 13 min. east 65.15 feet; thence south 20 deg. 47 min. east 1.5 feet to the northerly line of said Lot No. 150; thence with said line, north 69 deg. 13 min. east 171.1 feet to the westerly margin of Brook Hollow Road; thence with said Road, northwardly 107 feet to the beginning.

Being the same property conveyed to Ann V. Griffith, unmarried by deed from G. Lynn Davis and wife, Cheryl H. Davis of record in Book 8249, page 74, said Register's Office. The said Ann V. Griffith having since married.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; (2) All matters appearing on the Plan of record in Plat Book 2133, page 53, said Register's Office.

Claude Allon Kelsoe, spouse of Ann V. Griffith, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Ann V. Griffith.

This is improved (XX) unimproved ( ) property, known as 601 Brook Hollow Road, Nashville, Tennessee 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 13th day of February, 19 98.

Ann V. Griffith
ANN V. GRIFFITH

Claude Allon Kelsoe
CLAUDE ALLON KELSOE

BOOK 10797 PG 634

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANN V. GRIFFITH AND HUSBAND, CLAUDE ALLON KELSOE 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 13th 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 _____

0401656
IDENTIF. # REFERENCE

98 FEB 18 AM 9:59

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Steven A. King
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 19 98

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

WARRANTY DEED

FROM ANN V. GRIFFITH

TO STEVEN A. KING

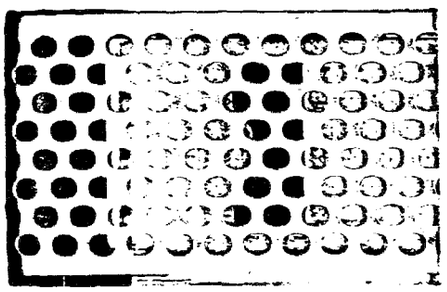
4442 02/18 0104 CHECK 564.50

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 10797 PG 635

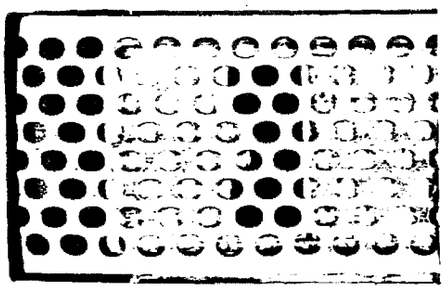
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00

02/18/98 01 09:58 0001 4422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0401656
IDENTIF. # REFERENCE

98 FEB 18 AM 9:59

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 1254928