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

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 10800 PG 378

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

#15247

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TERRI BOLDEN (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	171-2-A
115 Villa View Court (STREET ADDRESS OR ROUTE NUMBER)	214 OVERLOOK COURT, STE. 150 (STREET ADDRESS)	8.00CO
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP)	6DU82176

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, CATHERINE A. PILKINTON, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARIE TERRI BOLDEN, unmarried and ROBERT A. BOLDEN AND WIFE, JANETTE C. BOLDEN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

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 Unit 8 on the Plan of Phase I Brentwood Villa of record in Plat Book 6900, page 4, amended in Plat Book 6900, page 5, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Villa Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 6923, page 943, amended in Book 7035, page 115, Book 7101, page 730, rerecorded in Book 7143, page 18, Book 7266, page 84, Book 7423, page 574, Book 7423, page 567 and Book 8074, page 564, said Register's Office.

Being the same property conveyed to Catherine A. Pilkinton, unmarried by deed from Lee A. Lachat, unmarried of record in Book 10085, page 384, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6923, page 943, amended in Book 7035, page 115, Book 7101, page 730, rerecorded in Book 7143, page 18, Book 7266, page 84, Book 7423, pages 567 and 574 and Book 8074, page 564; (3) Charter of record in Book 6936, page 895, amended in Book 7998, page 249 and in Book 8267, page 270; (4) Easements of record in Book 5155, page 164; (5) Agreement of record in Book 6385, page 814; and (6) All matters appearing on the Plan of record in Plat Book 6900, page 4, amended in Plat Book 6900, page 5, said Register's Office.

unimproved ( )
This is improved ( ) property, known as 115 Villa View Court, Brentwood, Tennessee 37027

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 16th day of February, 19 98

Catherine A Pilkinton
CATHERINE A. PILKINTON

BOOK 10800 PG 379

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE A. PILKINTON with whom I am personally acquainted, and who acknowledged that ~~she~~ executed the within instrument for the purposes therein contained.

Witness my hand at office, this 16th day of ~~February~~, 19 98

My commission expires 9/23/2001 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 _____

0402345
IDENTIF. & REFERENCE

98 FEB 19 AM 10:27

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Terri Marie Bolden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 19 98

MY COMMISSION EXPIRES: 9/23/2001
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM CATHERINE A. PILKINTON

TO TERRI BOLDEN

5172 02/19 0101 CHECK 47

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 10800 PG 380

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
125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50

02/19/98 01 10:26 0001 5172

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0402345
IDENTIF. ↑ REFERENCE

98 FEB 19 AM 10:27

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

No. 1255674