BOOK 10502 PG 958

FILED BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,164.91

Robert F. Wolverton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF February 19 98

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO.

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Wolverton (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP 136-16
3708 Folkstone Drive (ADDRESS)	P. O. Box 105621 (ADDRESS)	PARCEL 13
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Atlanta, GA 30348 (CITY) (STATE) (ZIP)	

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, Deirdre Lohan-Conway, ummarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert F. Wolverton and Sylvia L. Dwyer, as joint tenants with right of survivorship

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:

BEING Lot No. 75B, on the plan of Chelsea of Priest Lake, Section 1-A, Lots 74 through 77, of record in Book 6250, Page 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 75B fronts 54.50 feet on the northerly margin of Folkstone Drive and extends back 143.85 feet on the easterly line and 143.68 feet on the westerly line, which is a broken line, to a dead line in the rear measuring 28.73 feet thereon.

BEING the same property conveyed to Deidre Lohan-Conway by deed from Barbara A. Fisher Rollins ahd husband, Nelson K. Rollins, of record in Book 9177, Page 356, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Plat Book 6250, Page 36; and Book 6213, Page 806, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Barbara A. Fisher, unmarried to Warren H. Wild, Jr., Trustee, for , dated February 10, 1998, and dated July 10, 1987, and filed for record in Book 7295, Page 40, Register's Office for said County, with an unpaid principal amount of approximately $51,164.91, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is improved (~~unimproved~~) property, known as 3708 Folkstone Drive, Antioch, TN 37013
(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 14 day of February 19 98

Deidre Lohan-Conway
Deirdre Lohan-Conway

BOOK 10802 PG 959

STATE OF Rhode Island
COUNTY OF NEWPORT County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deirdre Lohan-Conway, ummarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Newport, Rhode Island, this 14 day of February, 19 98.

Commission expires 07/05/01

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

5943 02/20 0101 03DHEDI 250.11

0403061

98 FEB 20 PM 2:25

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

RECEIVED OF _____

FOR _____

BOOK 10802 PG 960

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 $5164.91
CON TX 241.11
PRFEE 1.00
WDEED 8.00
TOTAL 250.11
CHECK 250.11

02/20/98 01 14:24 0001 5943

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0403061
IDENTIF. # REFERENCE

98 FEB 20 PM 2:26

[illegible]
REGISTER OF DAVIDSON COUNTY TN

No. 1256436