BOX

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, 1999

STATE OF TENNESSEE
COUNTY OF

10806 PG 986

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

David A. Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/23/98.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Palmer	First Trust Mortgage Company	91-15-70
(NAME)	(NAME)	
5314 Nevada Avenue	6525 Quail Hollow Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Memphis,Tennessee 38120	
(CITY) (STATE) (ZIP)	(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, **DOUGLAS M. COMBS AND WIFE MARGARET R. COMBS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID A. PALMER, MARRIED** 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:

SEE ATTACHED EXHIBIT A

This is improved (X) property, known as 5314 Nevada Avenue, Nashville, TN 37207
(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 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/our hand(s) this 23rd day of February, 1998.

Douglas M. Combs

Margaret R. Combs by
Margaret R. Combs
BY: Eugene Workman, Attorney-in-fact
Eugene Workman

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Douglas M. Combs, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee this 23rd day of February, 1998

Commission expires: October 9, 1999

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, 1999

Lori Holloway
Lori Holloway Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this 23rd day of February, 1998 before me personally appeared Eugene Workman, the person who executed the foregoing instrument on behalf of Margaret R. Combs, and acknowledged that her executed the same as the free act and deed of the said Margaret R. Combs, through Power of Attorney granted him, by the said Margaret R. Combs.

Lori Holloway
Notary Public

Commission Expires:

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
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EXHIBIT A BOOK 10806 PG 987

Land in Davidson County being part of Block No. 13 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, described according to a survey made by E.R. Southgate, Surveyor, January 9, 1986, as follows:

Beginning on the northerly margin of Nevada Avenue at the southwestcorner of the propertyconveyed to Jesse B. Lunday and wife by deed from L.R. Wiggs and wife, of record in Book 1469, Page 183, said Register's Office, said point being 170 feet east of the easterly margin of 54th Avenue North or Richland Avenue; thence with the northern margin of said Nevada Avenue, westwardly 50 feet; thence northwardly and parallel with Lunday' westerly line, 103 feet, more or less, to a point in the southerly line of the property conveyed to A.C. Oakley by deed from J.H. Brackman and wife, of record in Book 1784, Page 587, said Register's Office; thence with Oakley's southerly line, eastwardly 14 feet, more or less, to Oakley's southeast corner; thence with Oakley's easterly line and the easterly line of the property conveyed to J.G. Edwards and wife by deed from J.H. Brackman and wife, of deed in Book 1785, Page 17, said Register's Office, northwestwardly 100 feet to the southerly margin of an alley, Edwards northeast corner; thence with said alley, eastwardly 48 feet to Lunday's northwest corner; thence with Lunday's westerly line southwardly 200 feet to the beginning.

Being the same property conveyed to Douglas M. Combs and wife Margaret R. Combs by deed of record in Book 8608, Page 905, Register's Office for Davidson County, Tennessee.
This instrument is executed on behalf of Margaret R. Combs by Eugene Workman as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10806 Page 985, in the Register's Office for Davidson County, Tennessee
This conveyance is subject to any and all existing restrictions and easements of record.

7074 02/24 0101 03CHECK 464.10

04041130

IDENTIFICATION REFERENCE

98 FEB 24 AM 11:14

ANNUAL DOCUMENTARY

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

RECEIVED OF _____

FOR _____

BOOK 10806 PG 988

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
123000.00
CON TX 455.10
PRFEE 1.00
MDEED 9.00
PRFEE [illegible]
CHECK [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/24/98 01 11:12 0001 7074

98 FEB 24 AM 11:14

0404130

No. 1257552