SUE

BOOK 10809 PG 239

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

~~PREPARED BY:~~ RETURN TO
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

0404719
IDENTIFICATION REFERENCE

FEB 25 PM 1:03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***118,250.00

Affiant

Subscribed and sworn to before me this 6 day of February, 1995.

DANIEL A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
JILL M. BURNS WILLIAM L. BURNS 126 Matthew Lane Nashville, Tennessee 37215	SOUTHEASTERN MORTGAGE OF TENNESSEE, INC. 115 29th Avenue, South Nashville, Tennessee 37212	MAP 117-D PARCEL 8.0 CO

7689 02/25 0101 CHECK 450.53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTEEN THOUSAND TWO HUNDRED FIFTY AND 00/100 ($***118,250.00) DOLLARS, cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged, I, AGNES B. ELLIOTT, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JILL M. BURNS, unmarried, and WILLIAM L. BURNS, 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:

BEING Unit No. 8 as shown on the amended Condominium Site Plan of Park Green, as of record in Book 6250, page 253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in the Master Deed establishing Park Green Condominiums, of record in Book 6247, page 872, amended in Book 6453, page 717, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Agnes B. Elliott, unmarried, by deed from Metropolitan Federal Savings and Loan Association of record in Book 8258, page 958, Register's Office for Davidson County, Tennessee.

This is improved property known as 126 Matthew Lane, Nashville, Tennessee 37215.

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Park Green Condominiums of record in Book 6250, page 253, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 20th day of February, 1998.

AGNES B. ELLIOTT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Agnes B. Elliott, 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 this 20th day of February, 1998.

Notary Public

My Commission Expires: 9-24-2001

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

PURCHASE CONTRACT ADDENDUM

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FOR VALUABLE CONSIDERATIONS, the undersigned seller(s) and purchaser(s) do hereby amend the Sales Contract between the seller(s) and purchaser(s), dated _____, covering the following property in DAVIDSON County TN : Lot UNIT 8, Block PARK GREEN, Street Address 126 MATTHEWS MANOR TRAIL, by incorporation in and adding to the provisions of said Sales Contract the following:

(X) FHA APPRAISAL - "It is expressly agreed that, notwithstanding any other provisions of this contract, the purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the mortgagee has delivered to the purchaser a written statement issued by the Federal Housing Commissionser or a Direct Endorsement Lender setting forth the appraised value of the property (excluding closing costs) of not less than $ 118,200 , which statement the mortgagee hereby agrees to deliver to the purchaser promptly after such appraised value statement is made available to the mortgagee. The purchaser shall, however, have the privilege and option of preceeding with the consummation of the contract without regard to the amount of the appraised valuation. THE APPRAISED VALUATION IS ARRIVED AT TO DETERMINE THE MAXIMUM MORTGAGE THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WILL INSURE. HUD DOES NOT WARRANT THE VALUE FOR THE CONDITION OF THE PROPERTY. THE PURCHASER SHOULD SATISFY HIMSELF/HERSELF THAT THE PRICE AND THE CONDITION OF THE PROPERTY ARE ACCEPTABLE."

( ) VA APPRAISAL - "It is expressly agreed that, notwithstanding any other provisions of this contract, the purchaser shall not incur any penalty by forfeiture of earnest money or otherwise be obligated to complete the purchase of the property described herein, if the contract purchase price or cost exceeds the reasonable value of the property established by the Department of Veteran Affairs. The purchase shall, however, have the privilege and option of proceeding with the consummation of this contract without regard to the amount of reasonable value established by the Departments of Veterans Affairs."

IN WITNESS WHEREOF the undersigned seller(s) and purchaser(s) have executed this agreement this _____ day of _____

Seller

Jill M. Burns

Seller

William L. Burns

REAL ESTATE CERTIFICATION

I/WE, THE UNDERSIGNED, HEREBY CERTIFY that the terms of the sales contract for the purchase are true to the best of our knowledge and belief, and that any other agreement entered into by any parties in connection with this transaction is attached to the sales contract.

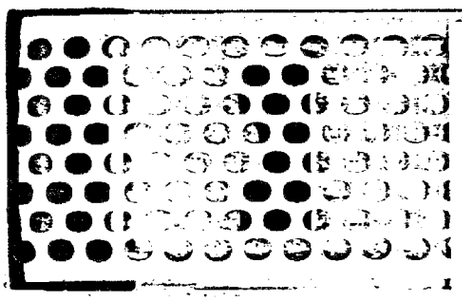
Seller

Jill M. Burns

Seller

William L. Burns

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 10809 PG 242

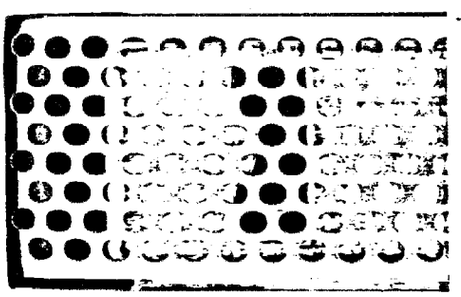
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
118250.00
CON TX 437.53
PRFEE 1.00
WDEED 12.00
TOTAL 450.53
PAYOU 450.53

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/25/98 01 15:02 7037



0404719
IDENTIFYING REFERENCE

98 FEB 25 PM 1:04

RECORDING FEE
DAVIDSON COUNTY TN

No. 1258160