WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOOK 10510 569

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Betty J. Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 19 98

Carolyn Ann Lane
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CAROLYN ANN LANE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BETTY J. BAILEY (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 61-05
701 MAPLE DRIVE (ADDRESS)	P.O. BOX 630005 (ADDRESS)	GROUP A
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	DALLAS, TEXAS 75263-0005 (CITY) (STATE) (ZIP)	PARCEL 44.00 CO

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, MARGARET MAI SMITH CALLIS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BETTY J. BAILEY, UNMARRIED

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:

Situated in the County of Davidson, State of Tennessee, described as follows, to-wit: Being Unit No. 116 as created and established by the Master Deed and By-Laws for Poplar Glen, Horizontal Property Regime, of record in Book 7534, page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, page 612, said Register's Office, and as shown and described on the Plan of Poplar Glen, Phase I, of record in Book 6900, page 646, and Surveyor's Certificate of Correction of record in Book 7572, page 609, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.

Being the same property conveyed to BETTY J. BAILEY, UNMARRIED by deed of record in Book 8034, page 684, Register's Office for Davidson County, Tennessee.

MAIL ENV.

98 FEB 26 AM 9:02

040503 1

unimproved ( )
This is improved (X) property, known as 701 MAPLE DRIVE, NASHVILLE, TN 37216
(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 23rd day of February, 19 98

Margaret Mai Smith Callis
MARGARET MAI SMITH CALLIS

STATE OF TENNESSEE

pg. 10810:570

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARGARET MAI SMITH CALLIS

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 GOODLETTSVILLE, Tennessee, this 23rd day of February 19 98.

Commission expires 9/23/00

Notary Public

CAROLYN ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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_____.

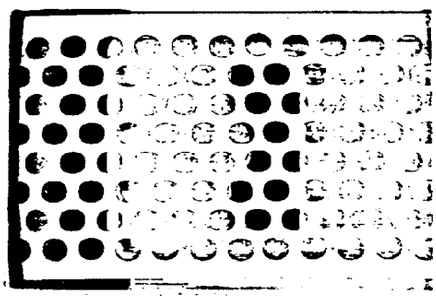
My commission expires _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____ BOOK 10810 PAGE 571

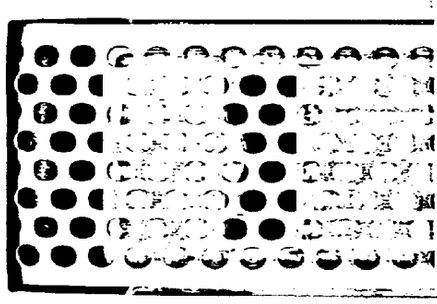
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CONT 68300.00
CON TX 251.60
PRFEE 1.00
[illegible] 8.00
TOTAL 260.60
CHECK 260.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/26/98 01 09:01 0001 8022



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No. 1258487