BOOK 10815 PG 666

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Milton A Jarrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milton Jarrett (NAME)	OWNER (NAME)	MAP 59-14
3814 Crouch Drive (ADDRESS)	(ADDRESS)	PARCEL 188
Nashville, Tennessee 37207 (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, Leon Buggs and wife, Carolyn Buggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Milton Jarrett and wife, Stephanie Jarrett

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:

LAND in Davidson County, Tennessee being Lot No. 138 on the Plan of Haynes Manor, Section I, as of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee.

SAID Lot No. 138 fronts 72.0 feet on the northerly side of Crouch Drive and extends back 110.0 feet on the westerly line 101.8 feet on the easterly line to a dead line, which is a brokern line measuring 98.6 feet thereon.

Being the same property conveyed to Leon Buggs and wife, Carolyn Buggs by deed form Preston Kennedy Mitchell, Jr., unmarried, of record in Book 7357, page 670, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Plan of record in Book 3600, page 85, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 3814 Crouch Drive, Nashville, Tennessee 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 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 our hand s this 25th day of February 19 98

Leon Buggs

Leon Buggs

Carolyn Buggs

Carolyn Buggs

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn Buggs and husband, Leon Buggs

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 25th day of February, 19 98.

Commission expires 11/18/01

Notary Public

DONALD R. BARRETT JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carolyn Buggs, with whom I am personally acquainted, and who acknowledged that she is the attorney-in-fact of Leaon Buggs and is authorized by Leon Buggs to execute this instrument on his behalf.

Witness my hand, at _____, Tennessee, this _____ day of _____, 19____.

_____
Notary Public

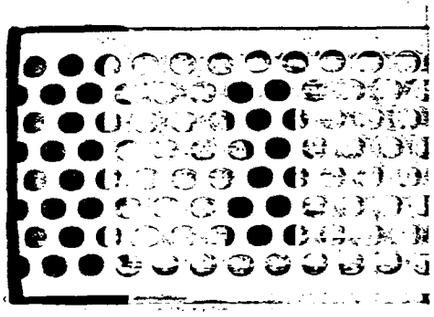
My Commission Expires: _____

98 MAR -2 PM 12:39

0406380

PLAINTIFF'S REFERENCE

94451 02/02 0101 CKCHECK 270.00



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

RECEIVED OF _____

FOR _____

BOOK 10815 PG 668

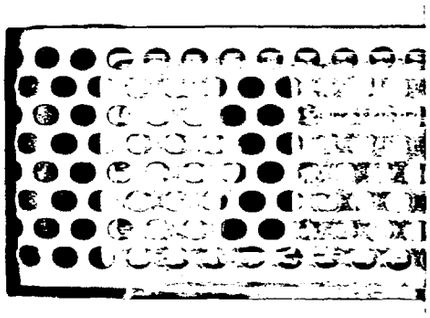
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	72000.00
CON TX	270.10
PRFEE	1.00
WDEED	8.00
TOTAL	279.10
CHECK	279.10

03/02/98 01 12:39 0001 9451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0406380
IDENTIF. # REFERENCE

98 MAR -2 P1 12:39

DAVIDSON COUNTY TN

No.1259895