BOOK 10816 PG 361

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/24/98.

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
Madison Perkins	NationsBanc Mortgage Corporation	104-5-335
(NAME) 315 Greenway Avenue	(NAME) P.O. Box 35140	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Louisville,Kentucky 40232	
(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, **KAREN AMOS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MADISON PERKINS AND MARA CUNNINGHAM, UNMARRIED PERSONS 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:

Land in Davidson County, Tennessee, being Lot No. 293 on the Plan of Richland Realty Company Subdivision Division "B" of record in Plat Book 332, Page 174, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Karen Kaye Greer by deed of record in Book 9748, Page 106, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Karen Amos by J.J. Love as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10816, Page 359, in the Register's Office for Davidson County, Tennessee.

Karen Kaye Greer and Karen Amos being one and the same.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) property, known as 315 Greenway Avenue, Nashville, TN 37205
(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 24th day of February, 1998.

Karen Amos
Karen Amos
By: J.J. Love, Attorney-in-Fact

98 MAR -2 PM 2:12

IDENTIFICATION REFERENCE 04065516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this February 25, 1998 before me personally appeared J.J. Love, the person who executed the foregoing instrument on behalf of Karen Amos, and acknowledged that she executed the same as the free act and deed of the said Karen Amos, through Power of Attorney granted her, by the said Karen Amos.

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Notary Public

Commission Expires:

My Commission Expires Oct. 9, 1999

95[illegible] CHECK 823.00

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

RECEIVED OF _____

FOR _____

BOOK 10816 PG 362

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
220000.00
CON TX 814.00
PRFEE 1.00
WDEED 8.00
[illegible] 823.00
CHECK 823.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/98 01 14:11 0001 PS88

0406516
IDENTIF. ↑ REFERENCE

98 MAR -2 PM 2:12

No. 1260032