BOOK 10816 PG 443

Box 1

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 $97,979.00

M. Paul Hammond Jr.
Affiant

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

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
M. Paul Hammond Jr.	MIGLP, Limited Partnership DBA Mortgage Investors Group, L.P.	161-3-154
(NAME)	(NAME)	
5016 N. Hilson Drive	320 N. Cedar Bluff Road, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville,Tennessee 37923	
(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, **JAMES G. FLEENOR** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M. PAUL HAMMOND JR. AND EMILY E. DEAN, UNMARRIED PERSONS*** 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:
*AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

PAGE

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of McMurray Park of record in Plat Book 5050, Page 89, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James G. Fleenor by deed of record in Book 5895, Page 437, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of James G. Fleenor by Terry DeSelms as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7516, Page 472, in the Register's Office for Davidson County, Tennessee.

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

This is improved (X) property, known as 5016 N. Hilson Drive, Nashville, TN 37211
(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.

James G. Fleenor

Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

98 MAR -2 PM 2:30

0406532

RECEIVED & RECORDED

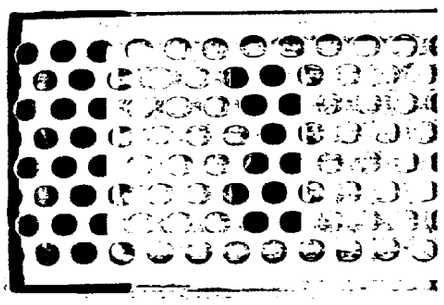
State of Tennessee
County of Davidson

On this 24th day of February, 1998 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of James G. Fleenor and acknowledged that he executed the same as the free act and deed of the said James G. Fleenor, through Power of Attorney granted him by the said James G. Fleenor.

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

Commission expires:

Lori Holloway
Notary Public



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

RECEIVED OF _____

FOR _____ BOOK 10816 PG 444

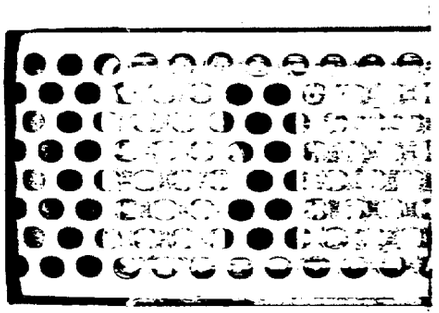
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHRT	57979.00
CON TX	362.53
PRFEE	1.00
WDEED	8.00
TOTAL	371.53
CHECK	371.53

03/02/98 01 14:09 0001 9405

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0406532
IDENTIF. ← REFERENCE

98 MAR -2 PM 2:30

No.1260048