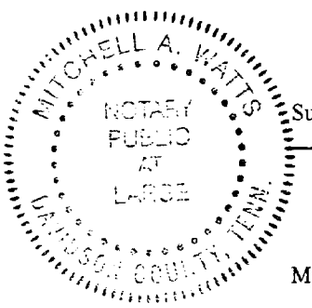
THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 10818 PG 633

The actual consideration or value, whichever is greater, for this transfer is $ 146,900.00

Marian S. Essery
Affiant



Subscribed and sworn to before me, this 26th day of February 1998

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARIAN S. ESSERY 1139 McAlpine Avenue Nashville, Tennessee 37216	FIRST UNION MORTGAGE 1100 Corporate Center Drive Raleigh, North Carolina 26707	MAP 61-11 PARCELS 252 & 253

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY SIX THOUSAND NINE HUNDRED AND NO/100---------- ($ 146,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, MARY E. YEOMANS AND MICHAEL C. COMPTON, both unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARIAN S. ESSERY AND HUSBAND, ARTHUR W. ESSERY 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:

TRACT I:

BEING Lot No. 11 in Kennedy and Graves Plan of Monte Vista as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT II:

BEING Lot No. 13 in Kennedy and Graves Plan of Monte Vista as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract I and Tract II being the same property conveyed to Mary E. Yeomans and Michael C. Compton, both unmarried, as Joint Tenants with Rights of Survivorship, by deed from George W. Naylor and wife, Mary Ruth Naylor, of record in Book 8911, page 273, Register's Office for Davidson County, Tennessee.

This is improved property known as 1139 McAlpine Avenue, Nashville, Tennessee 37216

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.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have 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(s).

2. Matters shown on the Plan of Kennedy and Graves Plan of Monte Vista of record in Book 421, page 143, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of February, 19 98.

Mary E Yeomans
MARY E. YEOMANS

Michael C. Compton by
Mary E. Yeomans
attorney-in-fact
MICHAEL C. COMPTON

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

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 MARY E. YEOMANS, 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 26th day of February, 1998.

Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

REC'D FOR & REFERENCE
98 MAR -3 AM 10:43

04070030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARY E. YEOMANS to me known to be the person who executed the foregoing instrument on behalf of MICHAEL C. COMPTON and acknowledged that she executed the same as the free act and deed of the said MICHAEL C. COMPTON.

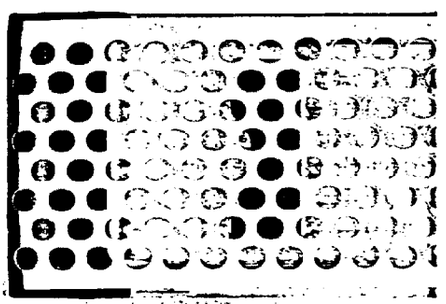
Witness my hand and seal this 26th day of February, 1998

Notary Public

My commission expires: 9/29/2001

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

MTG TAX 0.50
REC FEE 0.50
CHECK 552.50



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

RECEIVED OF _____

FOR _____

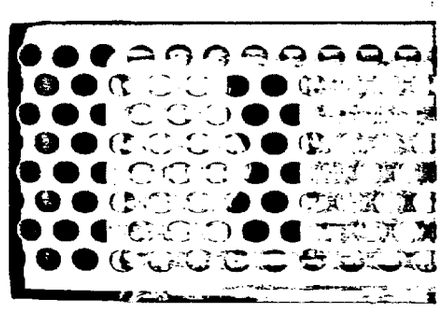
BOOK 10818 PG 635

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
146500.00
DON TX 543.53
PRFEE 1.00
MDEED 8.00
TOTAL 552.53
CHECK 552.53

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0407030
IDENTIF. & REFERENCE
98 MAR -3 AM 10:43

No. 1260572